Name and Address of New Owner:
Lissa Wittlin Allen
1918 Boxelder Alley
Hermitage, TN 37076

Send Tax Statements To:
NEW OWNER

Karen Johnson Davidson County
Batch# 845277 DEEDWARR
04/26/2022 08:16:30 AM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20220426-0047499

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Map & Parcel(s):
097-02-0A-264-00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Glenda P. Buttry (FKA Glenda P. Apple) and Mark Buttry, wife and husband**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Lissa Wittlin Allen, unmarried**, hereinafter called the GRANTEE, her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, and being all of Lot No. 264, Final Plat, Villages of Riverwood, Section One, Phase 3A, Revision One, according to survey and plat of same appearing of record in Instrument No. 20110630-0050230, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.
>
> Being the same property conveyed to Terence K. Apple and wife, Glenda P. Apple by Warranty Deed from American Tire Distributors, Inc., a Delaware Corporation, of record in Instrument No. 20120613-0051602, in the Register's Office of Davidson County, Tennessee, dated May 31, 2012 and recorded on June 13, 2012. The said Terence K. Apple conveyed all his interest in the subject property to Glenda P. Apple by Quitclaim Deed of record in Instrument No. 20140211-0011833, in the Register's Office of Davidson County, Tennessee, dated January 24, 2014 and recorded on February 11, 2014.

This conveyance is subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1918 Boxelder Alley, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs, successors and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Mark Buttry, spouse of Glenda P. Buttry (FKA Glenda P. Apple), hereby joins in this conveyance to convey all his right, title and interest in and to the subject property.

WITNESS my hand this 29th day of March, 2022.

Glenda P. Buttry (FKA Glenda P. Apple)

Mark Buttry

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 29 day of March, 2022, before me personally appeared Glenda P. Buttry (FKA Glenda P. Apple), to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of March, 2022.

Notary Signature
My commission expires: 4/17/2023

KATHRYN A CALDWELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-17-2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $450,000.00.

Affiant Signature

Subscribed and sown to before me, this the 29th day of March, 2022.

Notary Public
My Commission Expires: 4/17/2023

KATHRYN A CALDWELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-17-2023

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 29 day of March, 2022, before me personally appeared Mark Buttry to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 29 day of March, 2022.

Notary Signature
My commission expires: 4/17/2023

KATHRYN A CALDWELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-17-2023

Certificate of Authenticity

I, John Parker, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/29/22.

Date

Affiant Signature

4/1/22

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 1 day of April, 2022.

Jameka Braden

Notary's Signature

My Commission Expires: 9/21/25

Date

Notary's Seal (if on paper)

