Name and Address of New Owner:
Glenda Martinez Saravia
4216 Kevinwood Court
Nashville, TN 37013

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

Send Tax Statements To:
Cardinal Financial Company, Limited Partnership
DBA Peoples Home Equity
3701 Arco Corporate Drive
Suite 200
Charlotte, NC 28273

Map & Parcel(s):
163 01 0 020.00

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, **Joyce C. Butler, an unmarried woman,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Glenda Martinez Saravia, a single woman,** 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:

Being all of Lot No. 21, Hickory Highland Place, Phase 2, according to survey and plat of same of record in Book 9700, page 681, 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 Joyce C. Butler, a married person, by Warranty Deed from Gina S. Stromecky, a single woman, of record in Instrument No. 20111019-0081144, in the Register's Office of Davidson County, Tennessee, dated October 7, 2011, and recorded on October 19, 2011.

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: 4216 Kevinwood Court, Nashville, TN 37013

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.

Karen Johnson Davidson County
Batch# 850126 DEEDWARR
05/03/2022 01:54:36 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20220503-0051408

WITNESS my hand this 26th day of April, 2022.

Joyce C. Butler by Jerry Butler Jr. AIF
Joyce C. Butler by Jerry Butler, Jr., her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 26 day of April, 2022, before me personally appeared Jerry Butler, Jr., 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 _____ day of _____, 2022.

_____
Notary Signature
My commission expires:

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $340,000.00.

_____
Affiant Signature

Subscribed and sown to before me, this the 27th day of April, 2022.

_____
Notary Public
My Commission Expires: 7/9/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, Kathryn A Caldwell, a Notary Public in and for said County and State, the within named Jerry Butler, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that he is the attorney-in-fact for Joyce C. Butler, and is authorized by her to execute this instrument on her behalf by virtue of an instrument of record in Instrument No. * of the Register's Office of Davidson County, Tennessee. #20220503-0051407

Witness my hand, at office, this 26th day of April, 2022.

Notary Signature
My commission expires: 4/17/2023

