Karen Johnson Davidson County
Batch# 851643 DEEDWARR
05/06/2022 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20220506-0052414

Prepared By & Return To:
Tennessee Title Services LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-22-1635

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Jennifer Russell
Affiant

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS ~~19th~~ 20th day of April, 2022

Notary Public

Commission Expires: 10/21/2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jane Knauss 107 Bryan House Drive Goodlettsville, TN 37072	New Owner	018-07-0-108.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Michael Wayne Butler, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jane Knauss, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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, being Lot No. 44 on the Plan of Final Plat of Section One, Charleston Square Subdivision, of record in Book 4860, Pages 37 and 38, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 93.59 feet on the Northeasterly margin of Bryan House Drive and extends back 145.0 feet on the Northeasterly line and 155.3 feet on the Southeasterly line to a dead line in the rear, measuring 122.5 feet thereon.

Being the same property conveyed to Margaret Lambert by Warranty Deed from Cynthia Renee' Hoffman, a single woman, of record in Book 10856, page 496, Register's Office for Davidson County, Tennessee, dated March 16, 1998 and recorded on March 27, 1998.

The said Margaret Lambert having died on or about May 24, 2012, leaving a Probate at Docket No. 12P992, in the Davidson County, Tennessee Probate Court Clerk's Office.

Also, see Affidavit of Inheritance of Real Estate recorded on August 17, 2012 Instrument Number 20120817-0074010.

Being the same property conveyed to Michael Wayne Butler by QuitClaim Deed from Margie S. Butler of record in Instrument No. 20171103-0112895 Register's Office for Davidson County, Tennessee, dated October 25, 2017 and recorded on November 3, 2017.

The subject property is not the principal residence of the Grantor, nor his spouse or any dependents.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 107 Bryan House Drive, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Dated this the 19th day of April, 2022.

Michael Wayne Butler

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 19th day of April, 2022, before me personally appeared Michael Wayne Butler, 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 19th day of April, 2022.

Notary Signature
My commission expires:

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires
8/27/2022

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 4/19/2022 (date of document).

Jennifer Russell
Affiant Signature

4/20/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 20 day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

