Karen Johnson Davidson County
Batch# 857631 DEEDWARR
05/18/2022 11:16:28 AM 2 pgs
Fees: $13.00 Taxes: $1,630.96
20220518-0057415

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $440,800.00.

Affiant

ALLIE EFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2025

Subscribed and sworn to before me, this 18 **day of MAY, 2022.**

Notary Public
My commission expires: 3-3-25

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
CANDACE CARVER 12011 DAVENPORT ROAD LOS ALAMITOS, CA 90720	New Owner	147 09 0A 004.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAROL A. BUTLER,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **CANDACE CARVER, TRUSTEE, or her successors in interest, OF THE CANDACE CARVER SEPARATE PROPERTY TRUST U/A DATED APRIL 5, 2016, and any amendments thereto,** hereinafter called the Grantee, its 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, Unit 8-B as shown in the Master Deed for Darlington Condominiums of record in Book 7357, Page 380, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said unit, to which Master Deed reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carol A. Butler, by QuitClaim Deed from Mary G. Vickrey, of record in Instrument No. 20140127-0007061, in the Register's Office for Davidson County, Tennessee, dated January 8, 2014 and recorded on January 27, 2014.

Being the same property conveyed to Joseph F. Green, by Warranty Deed from The Robert J. Boyd and Mary Ruth Boyd Joint Revocable Living Trust, of record in Instrument No. 20040615-0070607, in the Register's Office for Davidson County, Tennessee, dated June 14, 2004 and recorded on June 15, 2004. The said Joseph Green Jr was deceased last April 11, 2013. Also see probate of record in case no. 13P789, Register's Office of Davidson County, Tennessee.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependent(s).

This property is improved property known as 5021 DARLINGTON DRIVE, UNIT 8-D, NASHVILLE, TN 37211.

This conveyance is further 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.

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, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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.

WITNESS my hand this 12 day of MAY, 2022.

Carol A. Butler

CAROL A. BUTLER

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROL A. BUTLER, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained

Witness my hand and seal this 12 day of MAY, 2022.

Notary Public

Commission expiration date: 11/08/22

