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Name and Address of New Owner:
Barry Butera and Sabrina Butera
1238 East Hickory Springs Court
Brentwood, TN 37027

Send Tax Bills To:
~~Barry Butera and Sabrina Butera~~
LOANDEPOT.COM LLC
26642 TOWNE CENTRE DR
FOOTHILL RANCH, CA 92610
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 869422 DEEDWARR
06/10/2022 10:17:27 AM 3 pgs
Fees: $18.00 Taxes: $8,880.00

20220610-0066212

Map & Parcel No: 15900024200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Karen Jane King**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Barry Butera, Jr, married and Sabrina Butera, married, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Forest Hills, Davidson County, Tennessee, being Lot No. 2 on the Plat of the Owen/Tallent Subdivision, of record in Instrument No. 20051209-0148495, filed December 9, 2005, in the Register's Office for Davidson County, Tennessee, and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Karen Jane King by Warranty Deed from Hammond and Brandt Builders, a Tennessee limited liability company, recorded on October 11, 2007, of record in Instrument No. 20071011-0120957, Register's Office for Davidson County, TN.

This is property also known as 1238 East Hickory Springs Ct., Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of June, 2022.

Karen Jane King by John A. Bell, Jr., Attorney-In-Fact (SEAL)

attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of June, 2022, before me personally appeared John A. Bell, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument on behalf of Karen Jane King as Attorney in Fact, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed in his capacity as Attoney in Fact for Karen Jane King.

Witness my hand, at office, this 8th day of June, 2022.

Notary Signature
My commission expires: 3/3/25

DELANA LOWHORN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
8th day of June, 2022.

Notary Public
My commission expires: 7/9/22
File No. 2022-4745-RS

