Karen Johnson Davidson County
Batch# 880601 DEEDWARR
06/29/2022 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20220629-0075193

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2022

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

(AFFIX SEAL)

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Janis Harden	New Owner	086-14-0C-008-00
(NAME) 3911 Dodson Chapel Road	(NAME) 115 Easthaven Cr	
(ADDRESS) Nashville, TN 37076	(ADDRESS) Brandon MS 39042	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,

ANDREW BUTLER, III, DANIELLE BUTLER, AND ONIEKA SWANSON BUTLER DEVISEES UNDER THE LAST WILL AND TESTAMENT OF ANDREW BUTLER, JR., DECEASED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JANIS HARDEN, UNMARRIED,

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:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 8 in a Horizontal Property Regime as shown on the condominium site plan of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same, as of record in Instrument No 20011005-0108857, Register's Office for Davidson County, Tennessee, reference hereby made for a more complete description.

Being the same property conveyed to Andrew L. Butler, Jr. by Deed dated August 20, 2003 from Richard A. Nelson, A married person, recorded September 17, 2003, in Instrument Number 200309170137507, in the Official Records of Davidson County, Tennessee. Andrew L. Butler, Jr., aka Andrew Lee Butler, Jr., became deceased on March 30, 2022. Andrew Butler, III Individually and as Executor of the Last Will and Testament of Andrew Butler, Jr., deceased, Onieka Swanson Butler and Danielle Butler are hereby join into this conveyence to convey any interest in the property that they may have.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 3911 Dodson Chapel Road, Nashville, 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 GRANTEES, their heirs and assigns forever; and we do 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.

Andrew Butler, III, in his capacity as Executor of the Estate of Andrew Butler, Jr., deceased, joins in the execution of this instrument for the purpose of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate.

Witness my/our hand(s) this 27th day of June, 2022

Andrew Butler, III, Individually and as Executor of the Last Will and Testament of Andrew Butler, Jr., deceased.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of June, 2022, before me personally appeared Andrew Butler, III, Individually and as Executor of the Last Will and Testament of Andrew Butler, Jr., deceased, 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 27th day of June, 2022.

Notary Signature
My commission expires: 11/3/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Danielle Butler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of June, 2022, before me personally appeared Danielle 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 27th day of June, 2022.

Notary Signature
My commission expires: 11/3/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Onieka Swanson Butler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of June, 2022, before me personally appeared Onieka Swanson 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 27th day of June, 2022.

Notary Signature
My commission expires: 11/3/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LT&E File #19323

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Kaylyn Lewis 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 June, 27, 2022.

Kaylyn Lewis — 6/27/22

Custodian's Signature — date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 27th day of June, 2022.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON