Karen Johnson Davidson County
Batch# 888053 DEEDWARR
07/13/2022 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,705.70
20220713-0080379

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $461,000.00.

Megan Pauley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KAZ ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2025

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-4837-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Taylor Marie Webb and Charles Butterworth	NEW OWNER	**07210004800**
(NAME)	(NAME)	
1403 Litton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Sixty-One Thousand And No/100 Dollars ($461,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, AMANDA D. BANGLE, MARRIED, FORMERLY KNOWN AS AMANDA M. DEAN, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TAYLOR MARIE WEBB, AN UNMARRIED PERSON, AND CHARLES BUTTERWORTH, AN UNMARRIED PERSON, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, 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 tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit: Beginning at a point in the Northeast intersection of Scott Avenue and Litton Avenue; thence East 73.00 feet to the point of beginning; thence North 16 degrees 30 minutes 00 seconds East, 200.04 feet to a

point; thence South 73 degrees 30 minutes 00 seconds East, 50.00 feet to a point; thence South 16 degrees 30 minutes 00 seconds West, 200.04 feet to a point in the northerly right-of-way of Litton Avenue; thence with the Northerly right-of-way of Litton Avenue, North 73 degrees 30 minutes 00 seconds West, 50.00 feet to the point of beginning, containing 10,020.00 square feet or 0.23 acres more or less.

Being the same property conveyed to Amanda M. Dean, an unmarried woman by Warranty Deed from Dustin McNeal and wife, Teryn McNeal of record in Instrument No. 20171128-0121113 Register's Office for Davidson County, Tennessee, dated November 22, 2017 and recorded on November 28, 2017. Amanda M. Dean has since married and is now known as Amanda D. Bangle.

The above described property has never been the marital residence of Grantor.

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.

unimproved ☐
This is improved ☒ property, known as 1403 Litton Avenue, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 7 day of July, 2022.

Amanda D. Bangle by Hillary Monroe Smith as attorney in fact
Amanda D. Bangle by Hillary Monroe Smith, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the with named **Hillary Monroe Smith,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Amanda D. Bangle,** as her Attorney in Fact, as the free act and deed of the within named **Amanda D. Bangle.**

Witness my hand and official seal this the 7 day of July, 2022.

M. Catherine Clearwater
Notary Public

My Commission Expires: 1-6-25

M. CATHERINE CLEARWATER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

True Copy Certification

I, **Kaz Arbogast,** 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 this the 7th day of July, 2022.

Affiant Signature
Date 07/07/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 7th day of July, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024