Karen Johnson Davidson County
Batch# 891899 DEEDWARR
07/21/2022 11:39:58 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20220721-0083584

**State of Tennessee**
**County of Davidson**

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Jessica D. Packell
Affiant

Subscribed and sworn to before me, this 20th day of July, 2022.

JENNIFER WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public:
My Commission Expires: 10/23/2023

# WARRANTY DEED

| This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066 | | |
|---|---|---|
| Name and Address and New Owner:<br>Brian Carothers and Kristin Carothers<br>3216 Cloverwood Drive<br>Nashville TN 37214 | Send Tax Bills To:<br>Studio Bank<br>124 12th Avenue South, Suite 400<br>Nashville TN 37203 | Map/Parcel Number:<br>096-11-0-054.00 |

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Will D. Butler and Kristin E. Butler formerly known as Kristin E. Moon, husband and wife,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Brian Carothers and Kristin Carothers, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

**LAND in Davidson County, Tennessee, being all of Lot 41, on the Plan of Hickory Bend, Section 1, of record in Plat Book 3300, Page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.**

**BEING the same property conveyed to Will D. Butler, a single man and Kristin E. Moon, a single woman, by Warranty Deed from Forrest Mathis, a married man, dated 1/4/2019 and recorded 1/7/2019 in Instrument No. 20190107-0001760, Register's Office for Davidson County, Tennessee.**

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Restrictive Covenants of record in Book 3341, Page 265, as amended in Book 3346, Page 636, Register's Office for Davidson County, Tennessee.

Easement of record in Book 1303, Page 21, Register's Office for Davidson County, Tennessee.

All existing easements and all other matters as shown on plat of record in Book 3300, Page 38, Register's Office for Davidson County, Tennessee.

2022 Davidson County taxes; a lien not yet due and payable.

This is (__X__) improved (____) unimproved property, known as: 3216 Cloverwood Drive, Nashvillle, TN 37214

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(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to

warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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/our hand(s) this the 20th day of July, 2022.

Will D. Butler

Kristin E. Butler, formerly known as Kristin E. Moon

**State of Tennessee**
**County of Sumner**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Will D. Butler and Kristin E. Butler, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of July, 2022.

Commission Expires:
10/18/22

Notary Public:

