WARRANTY DEED

Karen Johnson Davidson County
Batch# 914981 **DEEDWARR**
09/09/2022 02:24:18 PM 2 pgs
Fees: $13.00 Taxes: $2,408.70

20220909-0101264

2022-140

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $651,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7th day of September, 2022.

(Affix Seal) Notary Public
My Commission Expires:

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Daniel Edward Butler and Karly Rivers Butler 421 Coventry Drive Nashville, TN 37211	Pinnacle Bank 150 3rd Avenue S, Suite 100 Nashville, TN 37201	147.02-0-150.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Andrew Wayne Gray and Devin Johnston, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Daniel Edward Butler and Karly Rivers Butler, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 163 on the Plan of Abbay Hall, Section 2, of record in Book 2331, Page 38, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andrew Wayne Gray, a married man from Lydia Wente by Warranty Deed dated March 11, 2021 and recorded March 26, 2021 in Instrument No. 20210326-0040099, Register's Office for Davidson County, Tennessee.

Subject to Sewer Easement to First Suburban Water Utility District of record in Book 4400, page 224, Register's Office for Davidson County, Tennessee.

( ) unimproved

This is (X) improved property know as 421 Coventry Drive, Nashville, TN 37211.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 7 day of September, 2022.

Andrew Wayne Gray

Devin Johnston

State of New Jersey
County of Ocean.

Personally appeared before me, Anthony Maffucci a Notary Public in and for said County and State. the within named Andrew Wayne Gray and Devin Johnston. the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 8/29/2024

ANTHONY E MAFFUCCI
Notary Public - State of New Jersey
My Commission Expires Aug 29, 2024