Karen Johnson Davidson County
Batch# 936041 DEEDWARR
10/31/2022 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,375.01
20221031-0117518

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$371,625.00.**

Affiant

Subscribed and sworn to before me, this the 31 day of October, 2022

Notary Public

My commission expires: 06-27-2026
(AFFIX SEAL)

CAROLINE SEVIER HALE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 06-27-2026

THIS INSTRUMENT WAS PREPARED BY:
LIONSGATE TITLE & ESCROW, LLC
1707 Fairview Boulevard, Suite 101 E
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number:
MAKENZY BUTTS AND LOGAN BUTTS	NEW OWNER	096-16-0-133.00
3109 Blackwood Drive		
Nashville, TN 37214		

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,

BELLEVETTE S. BUTLER, UNMARRIED

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

MAKENZY BUTTS AND LOGAN BUTTS, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 20, as shown on the map entitled Section Two, Larchwood, of record in Book 5200, pages 57-59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BELLEVETTE S. BUTLER, UNMARRIED, by deed from ALLEN L. WILLIS AND WIFE, AMBER L. WILLIS, of record as Instrument No. 20160328-0028286, dated March 24, 2016, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 3109 Blackwood Drive, Nashville, 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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 31ST day of OCTOBER, 2022.

Bellevette S. Butler
BELLEVETTE S. BUTLER, UNMARRIED

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **BELLEVETTE S. BUTLER, UNMARRIED,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31ST day of OCTOBER, 2022.

NOTARY PUBLIC
My Commission Expires: 5.9.2023

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 October 31, 2022.

Date

Affiant Signature

10/31/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31 day of October, 2022.

Notary's Signature

My Commission Expires: 5/24/25

Date

Notary's Seal

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025