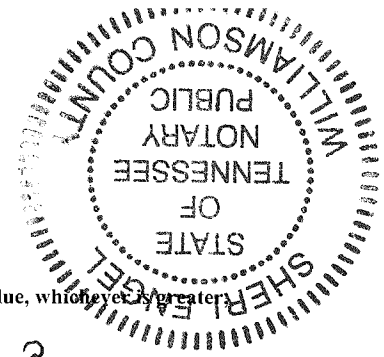


Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00

Jennifer Karen Butler
Affiant

Subscribed and sworn to before me this 14th day of December, 2022.

Sherri Engel
Notary Public
My commission expires: 12-18-2023

```
Karen Johnson Davidson County
Batch# 951725  DEEDWARR
12/14/2022 02:48:30 PM    3 pgs
Fees: $18.00  Taxes: $1,202.50
20221214-0129690
```

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kevin D. Butler and Jennifer Karen Butler	Mortgage Investors Group	160-14-0D-040-00
9005 Pointe Cross Lane	9320 East Walker Springs Ln, Ste 200	
Brentwood, TN 37027	Knoxville, TN 37923	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Black Agnes Investments, LLC, a Tennessee Limited Liability Company** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to **Kevin D. Butler and Jennifer Karen Butler, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Unit 5778 on the Plan of Brentwood Trace Condominiums, Section II, as shown on plat of record in Plat Book 5200 Pages 376-377, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Black Agnes Investments, LLC, a Tennessee Limited Liability Company from Crystal Coleman Cozart-Lepping, a married woman of record in Instrument No. 20191018-0107148, Register's Office for Davidson County, Tennessee, and dated October 18, 2019.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Brentwood Trace of record in Plat Book 5200 Pages 376-377 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded in Book 5524, Page 415 in the official records of the Davidson County Register of Deeds.

4. By-Laws of Brentwood Trace Condominium Association of record in Book 5524 Page 424 and amended in Book 5537 Page 988 and Book 5868 Page 70 Register's Office for Davidson County, Tennessee.

This property is improved property known as 5778 Stone Brook Drive, Brentwood, TN 37027

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 14th day of December, 2022.

Black Agnes Investments, LLC, a Tennessee Limited Liability Company

By: _____
Wallace Huntington Dunbar, III, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Wallace Huntington Dunbar, III, with whom I am personally acquainted, and who acknowledged themselves to be the Member of Black Agnes Investments, LLC, and as such Member being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Black Agnes Investments, LLC.

Witness my hand, at office, this 14th day of December, 2022.

_____
Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/12/23

202212140129690

I, Sheri Engel, 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 14th day of December, 2022

Sheri Engel

Dated 12/14/2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 14th day of December, 2022

My commission expires: 2/12/23

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY