Karen Johnson Davidson County
Batch# 959633 DEEDWARR
01/10/2023 01:29:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20230110-0002143

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $240,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 3rd day of January, 2023.

NOTARY PUBLIC

My commission expires:

GREGG W. [illegible]
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires October 25, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Stephen Wayne Brown	SAME AS NEW OWNER	039-00-0-253.00
(NAME)	(NAME)	
4726 Whites Creek Pike		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		

Warranty Deed

For and in Consideration of the sum of $10.00 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 **Steve Butler,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Stephen Wayne Brown , an unmarried individual**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 4, as shown on the map entitled Section 2, H. Eugene Martin Land, of record in Book 5200, page 796, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to STEVE BUTLER, by deed from CHARLES V. DUNCAN AND WIFE, FELICIA DUNCAN, of record as Instrument No. 20131014-0107185, dated October 2, 2013, said Register's Office.

This property is _X_unimproved __improved property known as: 4726 Whites Creek Pike, Whites Creek, TN 37189.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 3rd day of January, 2023.

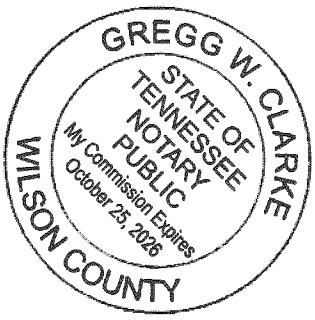
Steve Butler

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steve Butler, the herein bargainor, 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 the 3rd day of January, 2023.

Notary Public
My Commission Expires:



Certificate of Authenticity

I, Celia Stewart-Rouse, 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 1/3/2023.

Date

Celia Stewart-Rouse

Affiant Signature

1/3/2023

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 3rd day of January, 2023.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY