Karen Johnson Davidson County
Batch# 961174 DEEDWARR
01/13/2023 02:24:30 PM 4 pgs
Fees: $23.00 Taxes: $1,424.50
20230113-0003114

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $385,000.00. Affiant Subscribed and sworn to before me, this the 12th day of January, 2023. Notary Public My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Andrea Maria Restrepo	PRME	043-14-0B-002.00-CO
2101 Lombardia Court	1265 Corona Pointe Court Suite 301	
Madison, TN 37115	Corona, CA 92879	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL CLIFFORD BUTLER AND NANCY MARY BUTLER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREA MARIA RESTREPO, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 2 on the Plan of Final Plat of the Lanier Park Phase One, a Planned Unit Development of record in Plat at Instrument No. 20021022-0129511, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Byron Israel Virula by Warranty Deed from Ole South/Craighead Joint Venture, a Tennessee Joint Venture, of record in Instrument No. 20130826-0089523, Register's Office for Davidson County, Tennessee, dated August 23, 2013 and recorded on August 26, 2013.

Being the same property conveyed to G. Co. Investments by Final Decree Confirmation Sale from The Metropolitan Government of Nashville and Davidson County in its own capacity and for the use and benefits of the State of Tennessee, Tax Civil Action No. 16-318-I of record in Instrument No. 20161209-0129547 and 20161209-0129548, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Terrell Starks by Quitclaim Deed from G. Co. Investments, LLC of record in Instrument No. 20161209-0129550, Register's Office for Davidson County, Tennessee, dated October 25, 2016 and recorded on December 09, 2016.

Also, Being a portion of the same property conveyed to Terrell Lee Starks by Default Judgment against Byron Israel Virula, Case No. 18-986-I, of record in Instrument No. 20190306-0020457, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Clifford Butler and Nancy Mary Butler, husband and wife, by Warranty Deed from Terrell Starks, unmarried, of record in Instrument No. 20210428-0056950, Register's Office for Davidson County, Tennessee, dated April 26, 2021 and recorded on April 28, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2101 Lombardia Court, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of January, 2023.

Michael Clifford Butler

Michael Clifford Butler

Nancy Mary Butler

Nancy Mary Butler

STATE OF CALIFORNIA
COUNTY OF SACRAMENTO

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael Clifford Butler and Nancy Mary Butler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of January, 2023.

B Palmer

Notary Public

My Commission Expires: 11/26/2023

B. PALMER
COMM. # 2313915
NOTARY PUBLIC - CALIFORNIA
PLACER COUNTY
COMM. EXPIRES NOV. 26, 2023

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento)

On 01/09/2023 before me, B Palmer, Notary Public
(insert name and title of the officer)

personally appeared Michael Clifford Butler & Nancy Mary Butler,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

MGC1 B. PALMER COMM. # 2313915 NOTARY PUBLIC - CALIFORNIA PLACER COUNTY COMM. EXPIRES NOV. 26, 2023 MGC1

True Copy Certification

I, **Pam Autry,** 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 the 12th day of January, 2023.

Affiant Signature
Date 01/12/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12th day of January, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON