WARRANTY DEED

Karen Johnson Davidson County
Batch# 977127 DEEDWARR
03/06/2023 10:10:12 AM 2 pgs
Fees: $13.00 Taxes: $1,998.00
20230306-0015718

JM-VRE-23-3245

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kingfisher Investments VII, LLC	**NEW OWNER**	
(NAME)	(NAME)	**059-13-0-006.03**
1022 Alice St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **LORI BUTLER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KINGFISHER INVESTMENTS VII, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A tract of land in the 13th Civil District of Davidson County, Tennessee, being a part of the Treppard Tract, J.R. Coarsey, Trustee, described as follows:

Beginning at an iron pin in the southerly right of way line of Kings Lane, said iron pin being 540 feet from the northwest corner of Treppard Tract, and running along said southerly R.O.W. line of Kings Lane, 74.1 feet to an iron pin, said pin being a point of curve having a radius of 3844.4 feet; thence along the said curve 125.9 feet to an iron pin in said southerly right of way line of Kings Lane; thence South 13 degrees 30 minutes East 646.5 feet to an iron pin, said iron pin being in the northerly boundary line of Lot 120 Treppard Heights, of record in Book 2900, Page 13; thence South 18 degrees 02 minutes West along said northerly boundary line of Lot 120, 80 feet to a concrete monument; thence South 18 degrees 40 minutes West 106 feet along the northerly boundary line of Lot 119, said Treppard Heights Subdivision to an iron pin; thence South 38 degrees 54 minutes West 198.8 feet along the northerly boundary line of Lots 118 and 117, said Treppard Heights Subdivision to a concrete monument; thence North 8 degrees 55 minutes West 341.6 feet to an iron pin; thence North 11 degrees 00 minutes West 590 feet to the point of beginning, containing 3.77 acres, more or less.

Being the same property conveyed to Lori Butler, married by Quitclaim Deed from Lori Nowlen, now known as Lori Butler, dated November 19, 2021 and recorded December 1, 2021 in Instrument No. 20211201-0158810, Register's Office of Davidson County, Tennessee.

The subject property was not the marital residence of the grantor. The grantor has since divorced as evidenced in Case No. 22D1355 in the Third Circuit Court for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3245 Kings Ln, Nashville, Tennessee 37218**.

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; and we do covenant with the said GRANTEE(S) that 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 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(S), 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 the 2nd DAY OF MARCH, 2023.

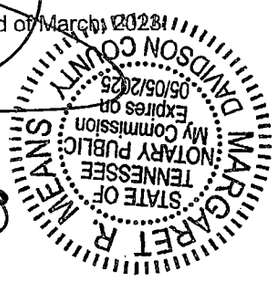
Lori Butler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LORI BUTLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of March, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212