Karen Johnson Davidson County
Batch# 978725 DEEDQC
03/09/2023 11:15:23 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230309-0017029

This instrument prepared by:
THE LAW OFFICE OF
TIMOTHY H. NICHOLS, PLLC (THN)
1614 19th Ave S
Nashville, TN 37212
(615) 383-3355

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER:
Patricia Anne Butner 436 Atlas Drive Nashville, TN 37211	Same	133 03 0 017.00

QUIT CLAIM DEED

For and in consideration of the sum Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Alvin K. Butner, Jr., hereby conveys to Patricia Anne Butner, Grantee, all of his right, title, estate and interest in the hereinafter described real property, together with improvements, if any, lying and being in Davidson County, Tennessee, and more particularly described as follows:

TRACT I:

Land in Davidson County, Tennessee, being Lots Nos. 1A and 1B on the Plan of Re-Subdivision of Lot 1, A.H. Brewer Subdivision, of record in Book 6200, page 554, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Linda P. Wilson by deed from A.H. Brewer and Guy Wallace, Jr., of record in Book 5872, page 131, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Alvin K. Butner, Jr. by warranty deed from Linda P. Wilson, a single person, of record in Book 8012, Page 252, Register Office for Davidson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of A.H. Brewer Subdivision, as of record in Book

5210, page 354, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

Being part of the same property conveyed to Linda P. Wilson by deed from A.H. Brewer and Guy Wallace, Jr., of record in Book 5872, page 131, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Alvin K. Butner, Jr. by warranty deed from Linda P. Wilson, a single person, of record in Book 8012, Page 252, Register Office for Davidson County, Tennessee.

TRACT III:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of A.H. Brewer Subdivision, as of record in Book 5210, page 354, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more particular description thereof.

Being the same property conveyed to Linda P. Wilson by deed from A.H. Brewer and Guy Wallace, Jr., of record in Book 5762, page 97, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Alvin K. Butner, Jr. by warranty deed from Linda P. Wilson, a single person, of record in Book 8012, Page 252, Register Office for Davidson County, Tennessee.

TRACT IV:

Land located in the 6th Civil District of Davidson County, Tennessee, and being a portion of a lot marked "Hooper", as shown on the Plan of Section I, Southlake, as of record in Plat Book 2083, page 58, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the West margin of Southlake Drive at the southeast corner of a tract of land conveyed by Jeptha H. Hooper and wife, Susan E. Hooper, to Flavil Edgar Polk and wife, Louise Hooper Polk, by deed dated July 23, 1959, of record in Book 2926, page 604, Register's Office for Davidson County, Tennessee; thence North 87 deg. 30' West along the southern

boundary of said Polk tract, 180.5 feet, more or less, to the southwest corner of said Polk tract; thence South 2 deg. 25' West, 65 feet, to a point; thence South 87 deg. 30' East, 180.3 feet, more or less, to a point in the West margin of Southlake Drive; thence North 2 deg. 49' East along the West margin of Southlake Drive, 65 feet, to the point of beginning.

Being the same property conveyed to Linda P. Wilson by deed from Louise Hooper Polk, single, of record in Book 5859, page 808, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Alvin K. Butner, Jr. by warranty deed from Linda P. Wilson, a single person, of record in Book 8012, Page 252, Register Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my signature, this 28th day of February, 2023.

Alvin K Butner Jr
ALVIN K. BUTNER, JR.

The actual consideration or value, whichever is greater, for this transfer is $10.00.

Alvin K Butner Jr.
Affiant

Subscribed and sworn to before me, this 28th day of February, 2023.

Stacy D McLean
Notary Public

My Commission Expires: July 3, 2023

STACY D MCLEAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2023

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County, personally appeared Alvin K. Butner, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my signature this 28th day of February, 2023.

Stacy D McLean

Notary Public

My commission expires: July 3, 2023

