THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

CAITLIN TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JULY 22, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$1,100,000.00**

Subscribed and sworn to before me this 27th day of March, 2023.

Notary Public **Affiant**
My Commission Expires: 7/22/25

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Alan Curtis Jones **853 Hitt Lane** **Goodlettsville, Tennessee 37072**	Same as new owner.	**018-00-1-131.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **BILLY D. BUTLER and wife, ELLIE G. BUTLER,** have this day bargained and sold, and do hereby transfer and convey unto the said **ALAN CURTIS JONES, unmarried**, the Grantee herein, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Subdivision of The Vivian P. Fox Property of record in Plat Book 7900, Page 884, 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 the same property conveyed to Billy D. Butler and wife, Ellie G. Butler by Warranty Deed from Charles B. Fox, unmarried of record in Book 9976, page 129, Register's Office for Davidson County, Tennessee, dated March 11, 1996 and recorded on March 12, 1996.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

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

Karen Johnson Davidson County
Batch# 985415 DEEDWARR
03/27/2023 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20230327-0022228

Witness our hands this 27th day of March, 2023.

Billy D. Butler
BILLY D. BUTLER

Ellie G Butler
ELLIE G. BUTLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **BILLY D. 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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 27th day of March, 2023.

My Commission Expires: _____

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2023

Mary Birthright
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **ELLIE G. 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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 27th day of March, 2023.

My Commission Expires: _____

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2023

Mary Birthright
NOTARY PUBLIC

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 3/27/23 [DATE].

AFFIANT SIGNATURE

3/27/23
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 27 day of March, 2023.

Notary Signature
My Commission Expires: 3/22/25
[SEAL]

