Karen Johnson Davidson County
Batch# 990982 DEEDWARR
04/12/2023 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,211.75
20230412-0026957

Name and Address of New Owner:
Andrew Butcher and Caitlin Butcher
252 Thuss Avenue
Nashville, TN 37211

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 08713002500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Andrew John Weber, Single**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Andrew Butcher and Caitlin Butcher, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Central Valley Forest of record in Plat Book 5800, Page 72, 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 Andrew John Weber, Single by Warranty Deed from Opendoor Property W23 LLC, a Delaware limited liability company, dated December 11, 2018, of record in Instrument No. 20181213-0121284, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2023 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4337 Central Valley Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11 day of April, 2023.

_____(SEAL)
Andrew John Weber

STATE OF FLORIDA
COUNTY OF Escambia

On this 11 day of April, 2023, before me personally appeared **Andrew John Weber**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed. in physical presence w/ TN DL

Witness my hand, at office, this 11 day of April, 2023.

Angela Michelle Thomas Ball
Notary Signature
My commission expires: 8/28/25

ANGELA MICHELLE THOMAS BALL
Notary Public - State of Florida
Commission # HH 098554
My Comm. Expires Feb 28, 2025
Bonded through National Notary Assn.

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$327,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Amanda Allen
Affiant

STATE OF Tennessee
COUNTY OF Davidson

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

Carmen Coats
Notary Signature
My commission expires: 3/3/2026

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 April 12, 2023 (date of document).

Affiant Signature

April 12, 2023

Date

State of TN

County of Davidson

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

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023