Karen Johnson Davidson County
Batch# 1009386 DEEDWARR
05/31/2023 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $3,367.00
20230531-0041030

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $910,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES: 4-6-2025
(AFFIX SEAL)

SARAH KATHERINE A. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 23-CD-141

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
NICHOLAS KRIS BUTLER AND KRISTY KAY BUTLER, TRUSTEES OF THE NICHOLAS KRIS BUTLER AND KRISTY KAY BUTLER REVOCABLE LIVING TRUST DATED DECEMBER 19, 2019	NICHOLAS KRIS BUTLER AND KRISTY KAY BUTLER, TRUSTEES OF THE NICHOLAS KRIS BUTLER AND KRISTY KAY BUTLER REVOCABLE LIVING TRUST DATED DECEMBER 19, 2019	171080A06400CO
(NAME) 109 Cotton Gin Ct.	(NAME) 109 Cotton Gin Ct.	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Nine Hundred Ten Thousand And No/100 Dollars ($910,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, STEVEN K. BOECLER AND WIFE, CYNTHIA KIDD BOECLER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NICHOLAS KRIS BUTLER AND KRISTY KAY BUTLER, TRUSTEES OF THE NICHOLAS KRIS BUTLER AND KRISTY KAY BUTLER REVOCABLE LIVING TRUST DATED DECEMBER 19, 2019, HEREINAFTER CALLED THE GRANTEES, 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. 64 on the plan of Cottonport Plantation, Phase III, of record in Book 6900, page 951, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven K. Boecler and wife Cynthia Kidd Boecler by Quitclaim Deed

from Steven K. Boecler, dated July 28, 2006, recorded August 2, 2006 of record in Instrument No. 200608020094278, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 109 Cotton Gin Ct., Brentwood, TN 37027
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 30 day of May, 2023.

Steven K. Boecler

Cynthia Kidd Boecler

STATE OF TENNESSEE
COUNTY OF Williamson

On this 30 day of May, 2023, before me personally appeared Steven K. Boecler and wife, Cynthia Kidd Boecler to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Franklin, Tennessee this 30 day of May, 2023.

Commission Expires: _____

NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-23-2024

Notary Public

Tennessee Certification of Electronic Document

I, Amanda Reves, 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 May 31, 2023 (date of document).

Affiant Signature

May 31, 2023
Date

State of TENNESSEE

County of SHELBY

Sworn to and subscribed before me this 31 day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES:04/06/2025

NOTARY'S SEAL



Prepared for Recording By & Return To:
Tennessee Law Center, PLLC
902 S Cooper Street
Memphis, TN 38104
(901) 545-5225