Karen Johnson Davidson County
Batch# 1022343 DEEDWARR
07/03/2023 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20230703-0050955

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number: 2023-05-517
Parcel ID: 083 03 4P 001.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Hannah Butler 1201 Roberta Street Nashville, TN 37206	Same as New Owner 1201 ROBERTA STREET NASHVILLE, TN 37206	Map/Parcel 083 03 4P 001.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Christa Michelle Seals, an unmarried woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Hannah Butler, an unmarried woman** ("Grantee"), all of our/my right, title and interest in and to that certain real property known as 1201 Roberta Street, Nashville, TN 37206 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes at 1201 Roberta Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1201 Roberta Drive, a Horizontal Property Regime, of record in Instrument No. 20190827-0086381 and also See Scrivener's Affidavit of recorded in Instrument No. 20211110-0150371 and Amendment recorded in Instrument No. 20221018-0113694 in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Christa Michelle Seals, by Warranty Deed from Chris J. Hohl and Heidi M. Hohl, husband and wife and Jamie Monica Hohl, joint tenants with right of survivorship, of record in Instrument No. 20220105-0002031, in the Register's Office of Davidson County, Tennessee, dated December 20, 2021 and recorded on January 05, 2022. Also see Affidavit of Scrivener's Error of recorded in Instrument Nos. 20220801-0087284 and 20221021-0114913, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Chris J. Hohl and Heidi M. Hohl, husband and wife and Jamie Monica Hohl, joint tenants with right of survivorship, by Quitclaim Deed from Scoheata Kuch, of record in Instrument No. 20200226-0021575, in the Register's Office of Davidson County, Tennessee, dated February 20, 2020 and recorded on February 26, 2020. Also see Affidavit of Scrivener's Error of recorded in Instrument No. 20200623-0067203, Register's Office of Davidson County, Tennessee.

Being a part of the same property conveyed to Scoheata Kuch, by Warranty Deed from Chris J. Hohl and Heidi M. Hohl, husband and wife and Jamie Monica Hohl, joint tenants with right of survivorship, of record in Instrument No. 20191226-0133201, in the Register's Office of Davidson County, Tennessee, dated December 23, 2019 and recorded on December 26, 2019.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 27 day of June, 2023.

Christa Michelle Seals

STATE OF TEXAS
COUNTY OF EL PASO

On this 27 day of June, 2023, before me personally appeared Christa Seals, 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.

Witness my hand, at office, this 27 day of June, 2023.

Notary Signature YASHEENA RENEE FLEMMING
My commission expires: 10-25-2025

YASHEENA RENEE FLEMMING
Notary ID #133409907
My Commission Expires
October 25, 2025

AFFIDAVIT OF VALUE

STATE OF TEXAS)
COUNTY OF EL PASO)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 560,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 27 day of JUNE, 2023.

Notary Public YASHEENA RENEE FLEMMING
My commission expires: 10-25-2025

YASHEENA RENEE FLEMMING
Notary ID #133409907
My Commission Expires
October 25, 2025

MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **June 27, 2023**.

Date

Affiant Signature

July 3, 2023

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **3** day of **July**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025

Date

Notary's Seal (if on paper)