Karen Johnson Davidson County
Batch# 1031197 DEEDWARR
07/26/2023 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20230726-0057765

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Shanon Arellano
105 Butterfield Court
Goodlettsville, TN 37072
SEND TAX BILLS TO:
New Owner

WARRANTY DEED
(Map 026-07-0; Parcel 041.00)

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 of all of which is hereby acknowledged, the undersigned, **BARBARA E. MCDANIEL, TRUSTEE, AND ANY SUCCESSOR TRUSTEES THERETO, U/A/D DEC 05 2000, AND ANY AMENDMENTS THERETO**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **SHANON ARELLANO SOLE, AN UNMARRIED WOMAN** hereinafter referred to as "Grantee", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 147 on the Plan of Windsor Green, Phase I, Section II, as shown on plat of record in Plat Book 6250, Page 45, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> SAID Lot No. 147 fronts 57.12 feet on the westerly margin of Butterfield Court and extends back 87 feet on the northerly line and 117.69 feet on the southerly line to a dead line in the rear measuring 126.47 feet thereon.
>
> BEING the same property conveyed to James D. McDaniel and wife, Barbara E. McDaniel, by Warranty Deed dated September 30, 1985, from Randall Phillips Builders, Inc., recorded October 3, 1985, in Book 6673, Page 294, in the Register's Office of Davidson County, Tennessee. The said James D. McDaniel died on or about December 8, 1997, leaving subject property vested in Barbara E. McDaniel, as surviving tenant by the entirety. Further conveyed to Barbara E. McDaniel, Trustee u/a/d December 5, 2000, of the Barbara E. McDaniel Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto, by Quitclaim Deed from Barbara E. McDaniel, individually, dated December 5, 2000, and filed for record December 18, 2000, in Instrument No. 20001218-0123800, in said Register's Office.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 105 Butterfield Court, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, their heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered

except as noted herein, and for the 2023 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, its successors and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 21st day of July, 2023.

THE BARBARA E. MCDANIEL REVOCABLE LIVING TRUST

BY: Barbara E. McDaniel
BARBARA E. MCDANIEL, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara E. McDaniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument individually and as Trustee of the Barbara E. McDaniel Revocable Living Trust, and who further acknowledged that she executed the same as his/her free act and deed and by the authority granted him/her as Trustee of the Barbara E. McDaniel Revocable Living Trust.

Witness my hand and official seal, this the 21st day of July, 2023.

Lynae Wilder
Notary Public

My Commission Expires: October 22, 2025

(SEAL)

LYNAE WILDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Rutherford)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $340,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 21st day of July, 2023.

Lynae Wilder
Notary Public

My commission Expires: October 22, 2025

LYNAE WILDER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. GTS1-2023-204

Certificate of Authenticity

I, Tonya Loftin, 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

July 21, 2023

Date

Tonya Loftin

Affiant Signature

July 26, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 26th day of July, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)