Karen Johnson Davidson County
Batch# 1037652 DEEDWARR
08/11/2023 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $2,968.88
20230811-0062682

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6263 Poplar Avenue Ste. 801
Memphis, TN 38119
Phone: 901-881-8800
File No: TN-23-1911

L.A. QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-7-2027

State of TN
County Shelby

The actual consideration or value, whichever is greater, for this transfer is $802,400.00

Affiant

Subscribed & sworn to before me, this 9th day of August, 2023

Notary Public

Property Address: 5527 Hillview Drive, Brentwood, TN 37027 **Map/Parcel Number:** 159-12-0-011	**Name & Address of New Owner** Music City Financial, LLC 7703 N. Lamar Blvd #205, Austin, TX 78752	**Send Tax Bills To:** Music City Financial, LLC 828 Royal Parkway, Suite 204, Nashville, TN 37214

Effective as of **9th day of August, 2023**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **William Barton Butler and Huber Edward Butler, III, Co-Executors of The Estate of Huber Edward Butler II*** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Music City Financial, LLC, a Texas Limited Liability Company** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Section Three, Oak Hill Estates, of record in Plat Book 4860, Pages 3, 4 and 5, in the Register's Office for said County.

Said Lot No. 54 fronts 138.98 feet on the Westerly side of Hillview Drive and extends back between lines 304.52 feet on the Northerly side and 419.90 feet on the Southerly side to a line in the rear on which it measures 180.63 feet.

Being the same property conveyed to Huber E. Butler* and wife, Patricia A. Butler, by Warranty Deed of record in Book 5294, Page 867, in the Register's Office of Davidson County, Tennessee, dated May 08, 1978 and recorded on June 06, 1978. The said Patricia A. Butler died on September 13, 2020 in Davidson County, Tennessee, leaving Huber E. Butler as the surviving tenant by the entirety. Huber E. Butler subsequently conveyed the subject property to Huber E. Butler, in order to clarify his status as a widower, by Quit Claim Deed of record in Instrument No. 20201030-0126904, in the Register's Office of Davidson County, Tennessee. Huber Edward Butler, II died testate, on January 17, 2023 in Davidson County, Tennessee. William Barton Butler and Huber Edward Butler, III, as Co-Executors of the Estate of Huber Edward Butler, II, and as permitted under the Last Will and Testament of Huber Edward Butler*, as appointed and

probated respectively by Order in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) at Docket No. 23P642.

Grantors aver subject property was never their respective marital residences.

*** Huber Edward Butler, II is one and the same as Huber E. Butler and Huber Edward Butler.**

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2023 Davidson County, Tennessee** real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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.

WITNESS the Grantor's hand on this 7th day of August 2023

GRANTOR:

The Estate of Huber Edward Butler, II
By: _____
William Barton Butler, Co-Executor
By: _____
Huber Edward Butler, III, Co-Executor

STATE OF TENNESSEE
COUNTY OF Davidson

On this 7th **day of** August**, 2023, before me personally appeared William Barton Butler and Huber Edward Butler, III, Co-Executors of The Estate of Huber Edward Butler II, 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 7th **day of** August**, 2023.**

Mary Bauman-Birchfield
Notary Signature
My commission expires: 09/02/2024

MARY C BAUMAN-BIRCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 August 9th, 2023 (date of document).

Affiant Signature

August 11th, 2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 11th day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

ARIAN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: JUNE 2, 2025