THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-6531-WE

Karen Johnson Davidson County
Batch# 1041556 DEEDWARR
08/23/2023 10 14 40 AM 2 pgs
Fees $13 00 Taxes $1,942 50

20230823-0065823

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 525,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August 2023

Notary Public

MY COMMISSION EXPIRES 5-9-26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Sarah Sadler Butler	NEW OWNER	
5200 Park Ave		091-16-0-055.00
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **LWYL, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah Sadler Butler**

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 507 and the Westerly 20 feet of Lot 505 on the plan of Block B, Charlotte Park Company's First Addition, as shown by plat of record in Book 57, Page 103, in the Register's Office for Davidson County, Tennessee

Being the same property conveyed to Malcolm Johnson and wife, Valerie Johnson by Warranty deed from George B Spencer, unmarried and David T. Spencer and wife, Nell Spencer of record in Book 7206, page 775, Register's Office for Davidson County, Tennessee, dated April 15, 1987 and recorded on April 17, 1987

Being the same property conveyed to Malcolm Johnson by Quitclaim deed from Valerie Martin Johnson of record in Book 9788, page 758, Register's Office for Davidson County, Tennessee, dated September 08, 1995 and recorded on September 08, 1995

Being the same property conveyed to Malcolm Johnson and wife, Delisa Johnson, with right of survivorship by Quitclaim deed from Malcolm Johnson of record in Instrument No 20110916-0071976 Register's Office for Davidson County, Tennessee, dated September 09, 2011 and recorded on September 16, 2011

Being the same property conveyed to LWYL, LLC, a Tennessee Limited Liability Company by Warranty deed from Malcolm Johnson and wife, Delisa Johnson, husband and wife of record in Instrument No. 20230602-0041808 Register's Office for Davidson County, Tennessee, dated June 01, 2023 and recorded on June 02, 2023

THIS CONVEYANCE IS SUBJECT TO. (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **4606 Elkins Avenue, Nashville, TN 37209**

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.

Witness our hands this the 17 day of August, 2023

LWYL, LLC, a Tennessee Limited Liability Company

BY Christine A. Wilson
Christine A. Wilson, sole member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Christine A Wilson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Sole Member of the maker, LWYL, LLC, a Tennessee limited liability company, and is authorized by the maker to execute this instrument on behalf of the maker

Witness my hand and seal this the 17 day of August, 2023

My Commission expires Jan 8 2024

Notary Public

R. L MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON