Karen Johnson Davidson County
Batch# 1044298 DEEDQC
08/30/2023 02:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230830-0068044

# QUITCLAIM DEED

**Address of New Owner:**
Justin Butler Homes, LLC
1645 Drayton Drive
Murfreesboro, TN 37130

**Send Tax Bills To:**
OWNER

**Map & Parcel:**
Part of
164-00-0 191.00

THIS INSTRUMENT WAS PREPARED BY

Guaranty Title and Escrow Co.
721 President Place, Suite 100
Smyrna, TN 37167

**Prepared from information furnished by the parties**

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration for this transaction is
$ -0-

affiant

Subscribed and sworn to before me, this the 30 day of August, 2023

KELSIE HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 5-18-2024

Notary Public
Commission Expires: 5/18/2024

We, Dennis Butler and Scott Butler, do hereby quitclaim to Justin Butler Homes, LLC, it's Successors and Assigns, all our rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Being a 7.556 more or less acre tract of land lying in the 33rd Council District of Davidson County, Tennessee, and being a portion of the Infinity Home Builders property described as "Tract I" as evidenced by deed of record in Instrument No. 20120208-0011213, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the northwest corner of the Bertha McClain and Joan Roberts property of record in Deed Book 6895, Page 77, Registers Office Davidson County, and being the northeast corner of Lot 189 on the final plat of Section One, Hallmark of record in Instrument Number 20050315-0028412, Registers Office Davidson County, Tennessee.
Thence following the northerly boundary of said Section One, Hallmark the following four calls:
North 79 Degrees, 59 Minutes, 00 Seconds West a distance 142.28 feet to an iron pin;
Thence South 79 Degrees, 40 Minutes, 16 Seconds West a distance 79.77 feet to an iron pin;
Thence South 39 Degrees, 52 Minutes, 26 Seconds West a distance 72.76 feet to an iron pin;
Thence North 44 Degrees, 08 Minutes, 40 Seconds West a distance 119.06 feet to a point, said point being on the southeasterly right of way of Lakewalk Drive.
Thence following said Lakewalk Drive a curve to the right 18.24 feet, said curve having a radius of 300.00 feet, a central angle of 03 Degrees 28 Minutes 58 Seconds and a chord of 18.23 feet at North 47 Degrees 35 Minutes 49 Seconds East;
Thence across the northerly terminus of Lakewalk Drive and continuing along the northerly boundary of said Section One, Hallmark the following four calls:
North 40 Degrees, 39 Minutes, 42 Seconds West a distance 155.00 feet to an iron pin;
Thence North 55 Degrees, 40 Minutes, 07 Seconds East a distance 134.38 feet to an iron pin,
Thence North 72 Degrees, 30 Minutes, 14 Seconds East a distance 135.88 feet to an iron pin,
Thence North 06 Degrees, 25 Minutes, 22 Seconds East a distance 17.52 feet to a point, said point being located on the southerly property line of Lot 47 on the final plat of Section One, Hamilton Chase of record in Instrument Number 20051025-0128977, Registers Office Davidson County, Tennessee.
Thence following the southerly boundary line of said Section One, Hamilton Chase and continuing along the southerly boundary line of the final plat of Section Two, Hamilton Chase of record in Instrument Number 20060807-0096557, Registers Office Davidson County, Tennessee, and the southerly boundary line of the final plat of Section Three, Hamilton Chase of record in Instrument Number 20070517-0059303, Registers Office Davidson County, Tennessee, the following three calls:
South 83 Degrees, 34 Minutes, 38 Seconds East a distance 90.36 feet to a point;
Thence South 81 Degrees, 59 Minutes, 54 Seconds East a distance 509.22 feet to a point;
Thence South 80 Degrees, 53 Minutes, 38 Seconds East a distance 331.95 feet to a point, said point being located on the southerly property line of Lot 23 of said Section Three, Hamilton Chase.
Thence leaving the southerly boundary line of said Section Three, Hamilton Chase, and with a new line, severing said "Tract I" of the Infinity Home Builders property, the following eleven calls:
South 09 Degrees, 06 Minutes, 22 Seconds West a distance 36.94 feet to a point;
Thence South 06 Degrees, 21 Minutes, 08 Seconds West a distance 105.00 feet to a point;
Thence South 05 Degrees, 18 Minutes, 30 Seconds West a distance 50.01 feet to a point;
Thence South 06 Degrees, 21 Minutes, 08 Seconds West a distance 96.53 feet to a point;
Thence South 29 Degrees, 16 Minutes, 28 Seconds West a distance 149.47 feet to a point;
Thence North 82 Degrees, 59 Minutes, 21 Seconds West a distance 115.85 feet to a point;
Thence North 66 Degrees, 24 Minutes, 06 Seconds West a distance 68.45 feet to a point;
Thence North 05 Degrees, 15 Minutes, 14 Seconds East a distance 144.24 feet to a point;
Thence North 28 Degrees, 53 Minutes, 32 Seconds West a distance 63.52 feet to a point;

Thence South 83 Degrees, 23 Minutes, 06 Seconds West a distance 223.82 feet to a point; Thence South 14 Degrees, 15 Minutes, 05 Seconds West a distance 20.00 feet to a point, said point being located on the northerly property line of the afore mentioned Bertha McClain and Joan Roberts property. Thence with said northerly property line of the Bertha McClain and Joan Roberts property, North 75 Degrees, 44 Minutes, 55 Seconds West a distance 206.69 ft to the point of beginning, containing 329,136 square feet or 7.556 Acres, more or less.

Being part of the same property conveyed to Infinity Home Builders by deed of record at Instrument No. 20111227-0100895 and corrected at Instrument No. 20120208-0011213, said Register's Office. Infinity Home Builders was a Jerry Butler owned entity. The said Jerry Butler having since died. Said property is now vested in Dennis Butler and Scott Butler pursuant to the Last Will and Testament of Jerry D. Butler of record in Will Book 71, Page 530, and reference Rutherford County Probate Court Case Number 75PRI-2020PR530

This is unimproved property known as: Hallmark, Section 5

Witness my hand this the 30 day of August, 2023.

The Estate of Jerry D. Butler

By: _____
Dennis Butler, Co-Executor

By: _____
Scott Butler, Co-Executor

_____
Dennis Butler, Individually

_____
Scott Butler, Individually

STATE OF TENNESSEE
OUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dennis Butler and Scott Butler with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official this 30 day of August, 2023.

_____
Notary Public

Commission expires: 5/18/2024

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared Dennis Butler and Scott Butler with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Co-Executors of The Estate of Jerry D. Butler, and that they as such Co-Executors, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of August, 2023.

_____
Notary Public

Commission expires: 5/18/2024

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

I, Kelsie Holloway 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 8/30/2023 (date of document).

Kelsie Holloway

Affiant Signature

8/30/2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 30 day of August, 2023.

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 11/28/26

Notary's Seal (if on paper)

