Karen Johnson Davidson County
Batch# 1047452 **DEEDWARR**
09/07/2023 02 16 23 PM 3 pgs
Fees $18 00 Taxes $4,255 00

20230907-0070323

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,150,000.00**

Scottie A. Yant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

HOWARD M. SKIPWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2027

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
SCOTT ALLEN YANT	**SAME**	**022-00-0-136.00**
(NAME) **5165 RAWLINGS ROAD**	(NAME)	
(ADDRESS) **JOELTON, TN 37080**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, DENNIS LAWRENCE BUTLER, MARRIED, AND WENDELL TRACEY BUTLER, UNMARRIED, BEING THE SOLE DEVISEES UNDER THE LAST WILL AND TESTAMENT OF DOLLIE RUTH BUTLER, DECEASED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT ALLEN YANT,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT.

****SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION OF PROPERTY.****

THIS IS NOT THE PRINCIPAL RESIDENCE OF DENNIS LAWRENCE BUTLER.

Unimproved ( )
This is improved(X) property, known as **6350 EATONS CREEK ROAD, JOELTON, TN 37080**
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 7th day of September, 2023.

Dennis Lawrence Butler
DENNIS LAWRENCE BUTLER

Wendell Tracey Butler
WENDELL TRACEY BUTLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office this 7th day of September, 2023.

My Commission expires: _____

HOWARD M. SKIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2027

Howard M. Skipworth
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office this 7th day of September, 2023.

My Commission expires: _____

HOWARD M. SKIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2027

Howard M. Skipworth
Notary Public

EXHIBIT "A"

Land in the 14th Civil District of Davidson County, Tenn, described according to a survey dated June 10, 1971, made by Ralph W.C.Lambert, Surveyor, as follows:

BEGINNING at an iron spike in the center line of Eatons Creek Road, which is located 1,060.3 feet from Old Clarksville Highway and a corner to Waller; thence leaving said road with Waller, South 55 deg. 05' East 184 feet to a point; thence North 33 deg. 35' East 6 feet (erroneously referenced as 16 feet in prior conveyance) to a point; thence south 76 deg. East 59 feet to a point; thence South 15 deg. 30' West 75 feet to a point in Winters' line; thence with said Winters, South 88 deg. East 817 feet to a point; thence North 1 deg. 30' East 612 feet to a point in Franklin's line; thence with said Franklin, North 60 deg. West 365.9 feet to a point, the corner of remaining lands of E.T. Greer, Sr.; thence with said Greer, South 27 deg. 30' West 210 feet and North 61 deg. 45' West 320 feet to the center of said Eatons Creek Road; thence with the center of said road, South 23 deg. 45' West 72 feet, South 30 deg. 22' West 125 feet and South 26 deg. West 421 feet to the beginning, containing 12.5 acres, more or less.

Being the same property conveyed to JAMES Y. BUTLER AND WIFE, DOLLIE BUTLER, by deed from E.T. GREER SR., A WIDOWER, of record in Book 4520, page 476, dated July 12, 1971, said Register's Office.

JAMES Y. BUTLER died on or about July 13, 2008, leaving DOLLIE RUTH BUTLER as the surviving tenant by the entirety. DOLLIE RUTH BUTLER died testate on or about May 3, 2020, devising said property to DENNIS LAWRENCE BUTLER AND WENDELL TRACEY BUTLER by Will of record in Case No. 20P1231 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. For further reference see Affidavit of Inheritance of record in Instrument No. 20200831-0098390, said Register's Office.