Return To.
Advantage Title And Escrow, Inc
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217 TE974

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1052898 DEEDWARR
09/22/2023 09 24 30 AM 2 pgs
Fees $13 00 Taxes $2,175 60

20230922-0074533

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE HERFORD COUNTY

File No EY-23-5233

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $588,000 00

Cheyenne Buttrey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of September, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Cheyenne Buttrey and Cole Buttrey	Cross County	
(NAME)	(NAME)	
218 Montchanin Drive	1795 Interchange Pkwy	064-02-038 00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Idaho Falls, ID 83402	
(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, I/we, **Catherine Ann Medley, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cheyenne Buttrey and Cole Buttrey, wife and husband**, HEREINAFTER CALLED THE GRANTEE, 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. 190 on the plan of Brandywine Farms, Section 10, as shown on plat of record in Plat Book 4300, Page 177, in the Registers office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Catherine Medley Hunter, a married woman by Warranty deed from Billy J. Moorefield and Nancy Jean Moorefield, husband and wife of record in Instrument No. 20020730-0091226 Register's Office for Davidson County, Tennessee, dated July 19, 2002 and recorded on July 30, 2002.

Being the same property conveyed to Catherine Ann Medley, her successors by Quitclaim deed from Dale Leslie Hunter of record in Instrument No. 20130923-0099582 Register's Office for Davidson County, Tennessee, dated September 11, 2013 and recorded on September 23, 2013. Note: Final Decree in the Third Circuit Court for Davidson County bearing docket No. 12D-2388 and styled Catherine Ann Medley vs Dale Leslie Hunter.

This is property more commonly known as 218 Montchanin Drive, Old Hickory, TN 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 21st day of September, 2023.

Catherine Ann Medley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of September, 2023, before me personally appeared Catherine Ann Medley, 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 21st day of September, 2023.

Notary Signature
My commission expires·

JOSHUA L HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025