Karen Johnson Davidson County
Batch# 1074389 DEEDWARR
11/22/2023 08:19:45 AM 2 pgs
Fees: $13.00 Taxes: $148.00
20231122-0090814

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jonathan Brett Buttrey 801 Mt. Pleasant Rd. Kingston Springs, TN 37082	Jonathan Brett Buttrey 801 Mt. Pleasant Rd. Kingston Springs, TN 37082	114000-256.00

THIS INDENTURE, made this 16th day of November 2023 between

Susan L. Wiser, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Jonathan Brett Buttrey, married

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

**BEING Land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being Lot No. 5 of the Elijah Robertson's lands, as of record in Plan Book No. 1, Page 48, Chancery court at Nashville, for Davidson County,
Tennessee, described partly, as follows:**

SAID property fronts 250' on Old Charlotte Road, and then South 334' in a straight line along the property of Wayne F. Wakefield and then further, 126' along the property of Paul Richardson, Jr., and then East 375' in a straight line along the Richardson property (90 deg. South), and then 150' (90 deg. North) along the Derryberry property and then 125' feet (90 deg. West) along the Birge property, then 90 deg. North and 310" along the Birge property back to Old Charlotte Road.

Being the same property conveyed to Susan L. Wiser fka Susan L. Johnson aka Susan Elizabeth Longwith Johnson, by Judgment Decree in the Chancery Court for Davidson County, Tennessee dated 2/22/1993 of record in Book 8911, Page 696, and to Susan Elizabeth Longwith Johnson by Quitclaim Deed dated 6/7/1991 from James E. Johnson of record in Book 8371, Page 347, to James E. Johnson and wife, Susan L. Johnson by Deed dated 10/7/1988 from Ike Rea Thompson and Donna Gail Thompson Patterson and Angela Ida Thompson Burrow and husband, Allen E. Burrow of record in Book 7723, Page 137, Register's Office for Davidson County, Tennessee.

This is ( ) improved (X) unimproved property known as: 7791 Old Charlotte Pike, Nashville, TN 37209.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2023 real property taxes which are to be prorated between the parties and paid at closing, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets her hand and seal the day and year first above written.

Susan L. Wiser

Susan L. Wiser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Susan L. wiser, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 16th day of November 2023.

Melissa Heavener

Notary Public
My Commission Exp:_____



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $40,000.00.

J. Brett Battrey

Affiant

Sworn to and subscribed before me, this 16th day of November 2023.

Melissa Heavener

Notary Public
My Commission Exp:_____

