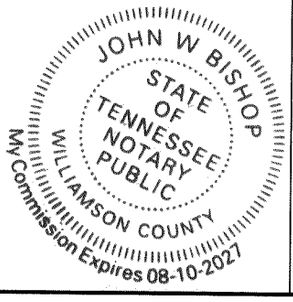
# WARRANTY DEED




State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Katherine Briefs | Cross Country Mortgage, LLC | |
| (NAME) | (NAME) | |
| 3207 Roleeson Lane | 2160 Superior Avenue | 050 150 086.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | Cleveland, OH 44114 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Cole Alexander Buttrey and Cheyenne Jane Buttrey, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Katherine Briefs, a single woman,** 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. 568, on the Plan of Section Three, Parkwood Estates, of record in Plat Book 300, Page 31, in the Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cole Alexander Buttrey and Cheyenne Jane Buttrey, a married couple by deed of record in Instrument No. 20201028-0124761, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3207 Roleeson Lane, Nashville, TN 37207
(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.

Karen Johnson Davidson County
Batch# 1079068 DEEDWARR
12/06/2023 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20231206-0094378

Witness my/our hands this 5th day of December, 2023.

Cole Alexander Buttrey

Cheyenne Jane Buttrey

State of Tennessee
County of Davidson

Personally appeared before me Cole Alexander Buttrey and Cheyenne Jane Buttrey, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of December, 2023.

Notary Public
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

File No.: 17050

**True Copy Certification**

I, **Pam Autry,** 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 this the 5 day of December, 2023.

Affiant Signature

Date 12/5/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5 day of December, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

