Karen Johnson Davidson County
Batch# 1084878 DEEDWARR
12/21/2023 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,405.63
20231221-0098507

WARRANTY DEED

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00.

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/23/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 935 E. Trinity Lane, Nashville, TN 37207

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Zachary W. Butler and Kelly B. Butler	New Owner	Parcel ID: 142 01 0A 076.00
(NAME) 8207 Sawyer Brown Rd. Unit L4	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Erin N. Todd, an unmarried person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Zachary W. Butler and Kelly B. Butler, married to each other**, 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 Unit No. L-4, together with the Carport designated No. L-4-C, in Section I, River Plantations, Condominium Apartments, a Horizontal property Regime, located on Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section One Condominium Apartments, recorded in Book 4460, page 59 of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4562, page 474, as amended in Instrument Number 20051020-0126564 and Instrument Number 20140219-0014288, Registers Office of Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of River Plantations, Section One, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4562, page 474, of the Register's Office of Davidson county, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Erin N. Todd, Unmarried from Kyle Mangold and Alexandria Mangold, husband and wife by Warranty Deed dated October 28, 2020 and recorded on October 30, 2020 in Instrument No. 20201030-0126722, Register's Office for Williamson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 8207 Sawyer Brown Rd. Unit L4, Nashville, TN 37221

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 18th day of December 2023

Erin N Todd

Erin N. Todd

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Erin N. Todd, an unmarried person, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of December, 2023.

M. R. Schodroski

Notary Public

My Commission Expires: 3/3/2026

(SEAL)

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Certificate of Authenticity

I, Grace Vance, 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 12/18/23.

Date

Affiant Signature

12/18/23

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 18th day of December, 2023.

Notary's Signature

My Commission Expires: 6/23/25

Notary's Seal (if on paper)

