Karen Johnson Davidson County
Batch# 1108807 DEEDWARR
03/07/2024 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20240307-0016035

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $275,000.00.

Affiant

Subscribed and sworn before me this the 6th day of March, 2024.

Notary Public
My commission expires: 9-21-26

MICHELLE MARTIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ethan Thomas Butts	United Wholesale Mortgage	051-08-0 061.00
214 Emmitt Ave	585 South Blvd. E.	
Madison, TN 37115	Pontiac, MI 48341-3163	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DAWN KILPATRICK, TRUSTEE OF THE CLYDE THOMAS HARRIS, JR., SPECIAL-NEEDS TRUST DATED JUNE 7, 2016, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ETHAN THOMAS BUTTS, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 of Block "I" on the map of Power and Roth's Revised Madison Park Subdivision of record in Book 843, Page 7, Register's Office for Davidson County, Tennessee. Said Lot No. 10 fronts 60 feet in the southerly side of Emmitt Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Dawn Kilpatrick, Trustee of the Clyde Thomas Harris, Jr., Special-Needs Trust dated June 7, 2016, by deed recorded 06/20/2016, from Clara H. Harris, by her attorney-in-fact Dawn Kilpatrick, of record in Instrument No. 20160620-0062430, Register's Office for said County.

Also being the same property conveyed to Clyde T. Harris and wife, Clara H. Harris, by deed dated 06/07/1962, from Madison Kiwanis Club of Madison, of record in Book 3400, page 179, Register's Office for said County.

The said Clyde T. Harris having since died on July 26, 1977, leaving Clara H. Harris as the surviving tenant by the entirety.

Subject to all Easements and Restrictions of record.

THIS IS __x__ IMPROVED PROPERTY KNOWN AS 214 Emmitt Ave, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

DHK

Witness my hand this the 6th day of March, 2024.

Clyde Thomas Harris, Jr., Special-Needs Trust dated June 7, 2016

BY: Dawn H Kilpatrick
Dawn H. Kilpatrick, Trustee

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dawn H. Kilpatrick, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged Dawn H. Kilpatrick, to be the Trustee of the within named bargainor, and that Dawn H. Kilpatrick, as such Trustee executed the foregoing instrument for the purposes therein contained by signing the name of Trustee for the Clyde Thomas Harris, Jr., Special-Needs Trust dated June 7, 2016 by the said Dawn H. Kilpatrick as such Trustee.

Witness my hand and official seal this 6th day of March, 2024.

My Commission Expires:
9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202403070016035

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 3-6-24.

Affiant Signature

3-7-24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY