Karen Johnson Davidson County
Batch# 1127769 DEEDWARR
04/26/2024 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,608.50
20240426-0030369

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-1279

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $705,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of April, 2024

Notary Public

Commission Expires: 3/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Roger Chadwick Buttrey and Megan Tatterson 1007 Potter Lane Nashville, TN 37206	United Wholesale Mortgage, LLC. PO BOX 202028 Florence, SC 29502-2028	083 08 0X 001.00 CO

WARRANTY DEED

FOR AND IN 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,

SG Construction, a Tennessee General Partnership,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roger Chadwick Buttrey, a married man and Megan Tatterson, a married woman, as joint tenants

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 A as shown on the Plan attached to the Declaration of Covenants, Conditions and Restrictions for 1007 Potter Lane Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20220331-0037675, 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 a portion of the same property conveyed to SG Construction, a Tennessee General Partnership by Warranty deed from Janet H. Wilkes, a married woman of record in Instrument No. 20210830-0116321 Register's Office for Davidson County, Tennessee, dated August 19, 2021 and recorded on August 30, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1007 Potter Lane, Nashville, TN 37206

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 so 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.

Dated this the 22nd day of April, 2024.

SG Construction, a Tennessee General Partnership, a Tennessee Partnership

By: _____
Ernest Luecke, Co- owner

By: _____
James Adam Shelley, CEO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of April, 2024, before me personally appeared Ernest Luecke, Co- owner of SG Construction, a Tennessee General Partnership and James Adam Shelley, CEO of SG Construction, a Tennessee General Partnership, 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 22nd day of April, 2024.

_____
Notary Signature
My commission expires: 5.11.27

KATHLEEN WILL
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WI

Certificate of Authenticity

I, Joshua A. Terry, 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 4/22/2024.

Affiant Signature – Joshua A. Terry

4/25/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/25/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27