Karen Johnson Davidson County
Batch# 1132266 DEEDWARR
05/08/2024 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20240508-0033741

WARRANTY DEED

State of Tennessee
County of ~~Rutherford~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2024

Notary Public

MY COMMISSION EXPIRES: 11/24/24

(AFFIX SEAL)

LINDSEY BOSWELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kayne Simmons	CMG Mortgage Inc., dba CMG Home Loans	164-08-0A 168.00 CO
(NAME)	(NAME)	
1232 Lakewalk Drive	3160 Crow Canyon Road #400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Ramon, CA 94583	
(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, **Scott Butler Homes, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kayne Simmons, unmarried,** 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. 180 on the Plan of Hallmark, Section Five of record in Instrument No. 20231109-0087693, Register's Office for said County, to which reference is made for a more complete description.**

Being part of the same property conveyed to Scott Butler Homes, LLC by deed of record in Instrument No. 20240325-0020658, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 1232 Lakewalk Drive, Antioch, TN 37013
(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.

Witness my/our hands this 3rd day of May, 2024.

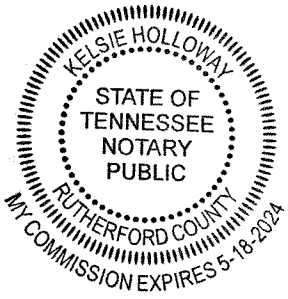
Scott Butler Homes, LLC
By: Scott Butler, Chief Manager

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Scott Butler, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Scott Butler Homes, LLC, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 3rd day of May, 2024.

Notary Public Kelsie Holloway
My Commission Expires: 5/18/2024



File No.: 22883

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 5/3/24 (date of document).

Jennifer Russell
Affiant Signature

5/7/24
Date

State of Tennessee

County of Sumner

KRISTEN M. TRANI
Notary Public At Large
SUMNER COUNTY, TENN.

Sworn to and subscribed before me this 7th day of May 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL