Karen Johnson Davidson County
Batch# 1135427 DEEDWARR
05/15/2024 01:31:30 PM 4 pgs
Fees: $23.00 Taxes: $1,443.00
20240515-0036023

Name and Address of New Owner:
John Edward Williams
706 Taylor Street #101
Nashville. Tennessee 37208.

Send Tax Bills To:
Legacy Home Loans, LLC
1036 Stearman Dr. Ste 6
White House, TN 37188

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100
Franklin, TN 37067

Map & Parcel No: 081 12 0B 555.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ashlee Butler and husband, Matthew Butler**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John Edward Williams, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee. Being Boiler Unit 101. Werthan Lofts IV 8 V Condominiums, as established under Master Deed of record in Instrument No. 20070117-0006776, corrected in Instrument No. 2009421-0036270. Amended In Instrument No. 20071220-0146056, corrected in Instrument No. 20080118-0006036, amended In Instrument No. 20080211-0013846, Instrument No. 20110609-0044280. Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Instrument No. 20131230-0130918, and Instrument No. 20140725-0066210, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference In hereby made for a more particular description of said Unit.

Being the same property conveyed to Ashlee Butler and Husband, Matthew Butler, his/her/its/their heirs, successors and assigns by Deed dated December 5, 2016 from Benjamin W. Farmer, Married, recorded December 16, 2016, in Instrument Number 201612160131955, in the Official Records of Davidson County, Tennessee.

This property is more commonly known as 706 Taylor Street #101, Nashville, Tennessee 37208

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

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TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of May, 2024.

_____ (SEAL)
Matthew Butler

Ashlee Butler (SEAL)
Ashlee Butler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of May, 2024, before me personally appeared Matthew Butler and Ashlee Butler, 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 10th day of May, 2024.

_____
Notary Signature
My commission expires:

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

AFFIDAVIT OF VALUE

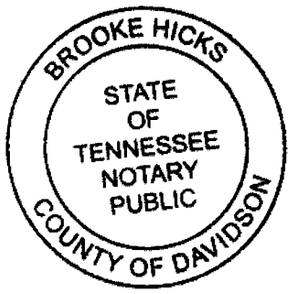
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $390,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Carmen Coats

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10th day of May, 2024.

Brooke Hicks
Notary Signature
My commission expires: 5-9-26



Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **May 10, 2024**.

Affiant Signature

May 15, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 15th day of May, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25