Karen Johnson Davidson County
Batch# 1138091 DEEDWARR
05/22/2024 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20240522-0038141

Prepared by:
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Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $335,000.00

Affiant

Subscribed and sworn to before me this 20th **day of May, 2024.**

Notary Public
My commission expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Surya Prakash Rao Chavali 280 Park Creek Drive Alpharetta, GA 30005	New Owner	160-14-0D-040-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Kevin D. Butler and Jennifer Karen Butler, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Surya Prakash Rao Chavali and Shalini Vemuri, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit 5778 on the Plan of Brentwood Trace Condominiums, Section II, as shown on plat of record in Plat Book 5200 Pages 376-377, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kevin D. Butler and Jennifer Karen Butler, husband and wife, by deed from Black Agnes Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20221214-0129690, Register's Office for Davidson County, Tennessee, and dated December 14, 2022.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Brentwood Trace Condominiums of record in Plat Book 5200 Pages 376-377 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded in Book 5524, Page 415 in the official records of the Davidson County Register of Deeds.

4. By-Laws of Brentwood Trace Condominium Association of record in Book 5524 Page 424 and amended in Book 5537 Page 988 and Book 5868 Page 70 Register's Office for Davidson County, Tennessee.

This property is improved property known as 5778 Stone Brook Drive, Brentwood, TN 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 20th day of May, 2024.

Kevin D. Butler

Jennifer Karen Butler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of May, 2024, before me personally appeared Kevin D Butler and Jennifer Karen 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 20th day of May, 2024.

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Signature
My commission expires: 2/7/27

202405220038141

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 5/20/2024.

Affiant Signature – Joshua A. Terry

5/22/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/22/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27