This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22613-AP

Karen Johnson Davidson County
Batch# 1139748 DEEDWARR
05/28/2024 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,182.63
20240528-0039336

STATE OF WYOMING
COUNTY OF Park

The actual consideration or value, whichever is greater, for this transfer is $589,900.00.

Affiant

Subscribed and sworn to before me, this the 24th day of May, 2024.

CINDY HART
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 2016-5283
COMMISSION EXPIRES: 09/30/2024

Notary Public
My Commission Expires: 09/30/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jennifer Eva Lynn Tyrell 2517 Hessey Pass Mt Juliet, TN 37122	Flagstar Bank N.A. 5151 Corporate Drive Troy, MI 48098	110-03-0A-012.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Stephanie Butler and Christopher Butler, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jennifer Eva Lynn Tyrell, a single woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 12 on the Plan of Phase 1, Lakeside Meadows, of record in Instrument 20080331-0031829, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Stephanie Butler and Christopher Butler, wife and husband by Warranty Deed from James P. Vrettos and wife, Kyleigh Vrettos, dated September 10, 2018, recorded September 11, 2018, of record in Instrument No. 20180911-0090042, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2517 Hessey Pass, Mount Juliet, TN 37122**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of May, 2024.

GRANTOR:

Stephanie Butler

Christopher Butler

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephanie Butler and Christopher Butler, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of May, 2024.

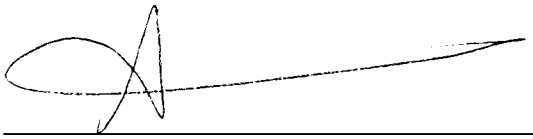
JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202405280039336

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 5-24-2024.



Affiant Signature

5-24-2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5-24-2024.

Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal