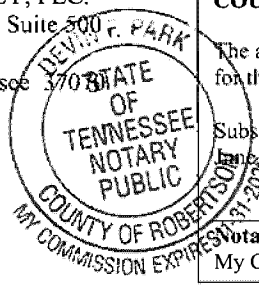
THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Karen Johnson Davidson County
Batch# 1149064 DEEDWARR
06/20/2024 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20240620-0046240



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$325,000.00**

Subscribed and sworn to before me this 6th day of June, 2024.

Notary Public Affiant

My Commission Expires: 1/31/26

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Bartolo Raymundo Primero & Antonia Miranda Rodriguez 426 Gates Road Goodlettsville, TN 37072	Same as New Owner	**033-08-0-037.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Sandra B. Shults, as Executrix of The Estate of Betty Jean Butterworth and Sandra B. Shults and Debra J. Vaughn**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Bartolo Raymundo Primero and Antonia Miranda Rodriguez, husband and wife**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 186, as shown on the map entitled Gatewood, Section 1, of record in Book 3300, pages 47-52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KENNETH E. BUTTERWORTH AND WIFE, BETTY JEAN S. BUTTERWORTH, by deed from GATEWOOD DEVELOPMENT COMPANY, INC., A TENNESSEE CORPORATION, of record in Book 3908, page 377, dated June 22, 1965, said Register's Office.

KENNETH E. BUTTERWORTH died on or about December 23, 2015, leaving BETTY JEAN S. BUTTERWORTH as the surviving tenant by the entirety.

BETTY JEAN S. BUTTERWORTH died on or about September 21, 2023. Pursuant to the terms of her will of record in Docket No. 23P2065, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be administered as part of the probate estate.

The said Sandra B. Shults and Debra J. Vaughn join in this conveyance to convey any and all individual interest they may have.

This is improved property known as: 426 Gates Road, Goodlettsville, TN 37072

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 5th day of June, 2024.

The Estate of Betty Jean Butterworth

Sandra B. Shults

By: Sandra B. Shults, Executrix

Sandra Shults

Sandra S. Shults

Debra J. Vaughn

Debra J. Vaughn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Devin Freeman Park,** a Notary Public in and for said County and State, **SANDRA S. SHULTS and DEBRA J. VAUGHN,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 5th day of June, 2024.

My Commission Expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Devin Freeman Park**, a Notary Public in and for said County and State, **SANDRA B. SHULTS, EXECUTRIX OF THE ESTATE OF BETTY JEAN BUTTERWORTH**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the **EXECUTRIX OF THE ESTATE OF BETTY JEAN BUTTERWORTH as appointed by court order of record in Docket No. 23P2065 in the Seventh Circuit Court of Davidson County, Tennessee, at Nashville (Probate Division)** and is authorized to execute this instrument on behalf of said Estate.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 5th day of June, 2024.

NOTARY PUBLIC

My Commission Expires: 1/31/26

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **06/05/2024** [DATE].

AFFIANT SIGNATURE

06/20/2024
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **20th** day of **June**, 2024.

Notary Signature
My Commission Expires: 01-06-2025
[SEAL]

