Karen Johnson Davidson County
Batch# 1149555 DEEDWARR
06/20/2024 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20240620-0046536

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $430,000.00.

Affiant

Subscribed and sworn before me this the 18th day of June, 2024.

Notary Public
My commission expires: 7/6/2026

WARRANTY DEED

Address of New Owner:
Philip Joseph Butler
1403 Hardwood Drive
Nashville, TN 37206

Send Tax Bill to:
NEW OWNER
1403 HARDWOOD DRIVE
NASHVILLE TN 37206

Tax Information:
083-04-0 009.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TY W. ANDERSON AND BETH M. ANDERSON, CO-TRUSTEES, ANDERSON FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED FEBRUARY 13, 2020**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **PHILIP JOSEPH BUTLER, AN UNMARRIED PERSON**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Part Four, Porter Heights of record in Plat Book 1424, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ty W. Anderson and Beth M. Anderson, Co-Trustees, Anderson Family Revocable Living Trust Agreement dated February 13, 2020, by deed dated 02/13/2020, from Ty Anderson and Beth Anderson, husband and wife, of record in Instrument No. 20200218-0017703, Register's Office for said County.

Also being the same property conveyed to Ty Anderson and Beth Anderson, husband and wife, by deed dated 10/24/2014, from Rachel Taylor, unmarried, of record in Instrument No. 20141029-0099650, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1403 Hardwood Drive, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

T WA
BMA

Witness my hand this the 18th day of June, 2024.

Anderson Family Revocable Living Trust Agreement dated February 13, 2020

BY: _____
Ty W. Anderson, Co-Trustee

BY: _____
Beth M. Anderson, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Ty W. Anderson and Beth M. Anderson, Co-Trustees, Anderson Family Revocable Living Trust Agreement dated February 13, 2020, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their oath acknowledged Ty W. Anderson and Beth M. Anderson to be the Co-Trustees of Anderson Family Revocable Living Trust Agreement dated February 13, 2020, and that Ty W. Anderson and Beth M. Anderson, as such Co-Trustees, executed the foregoing instrument for the purposes therein contained by signing the name of the Anderson Family Revocable Living Trust Agreement dated February 13, 2020 by the said Ty W. Anderson and Beth M. Anderson as such Co-Trustees.

Witness my hand and official seal this 18th day of June, 2024.

My Commission Expires:
9-7-26

_____
Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **June 18, 2024**.

Date

Affiant Signature

June 20, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **20** day of **June**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)