Karen Johnson Davidson County
Batch# 1217594 DEEDWARR
12/18/2024 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $14,430.00
20241218-0098032

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20249925

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$3,900,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 17th day of December, 2024.

Notary Public
My Commission Expires: _____

RICK HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-07-2026

WARRANTY DEED

THIS INDENTURE, made this 17th day of December, 2024, among:

JOHN T. STEINHOUSE AND C.L. STEINHOUSE, III AND JAMES W. STEINHOUSE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

WILLIAM L. BUTLER, TRUSTEE OF THE L.C. AND PATRICIA ANDERSON RESIDENCE TRUST, DATED DECEMBER 21, 2012

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Sain Industrial Park, Section 4, of record in Book 6200, page 145, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Steinhouse, C.L. Steinhouse, II, C.L. Steinhouse, III and James Steinhouse by deed from Seth W. Norman and wife, Gennette Sain Norman, Ben E. Ward and wife, Susan Sain Ward, Jack Norman, Frances Gennette Norman, Jay Norman, Jack Edward Froeter, Executor of the Estate of Erwin Thomas Sain, Jay Norman, Trustee under the Will of Erwin Thomas Sain and Gennette Sain Norman and Susan Sain Ward, Trustees for Guy Ward, George Ward and Taylor Ward, Minors, dated November 27, 1984, of record in Book 6435, page 79, Register's Office for Davidson County, Tennessee. The said C. L. Steinhouse, II having since died testate on September 9, 1996, and pursuant to the Will of Clarence L. Steinhouse, Jr. of record in Will Book 208, page 666 in Docket No. 96P1542, Probate Court Clerk's Office for Davidson County, Tennessee, the subject property was devised to Lurene R. Steinhouse. Also, being the same property conveyed to C.L. Steinhouse, III, John T. Steinhouse, and James W. Steinhouse by deed from Lurene R. Steinhouse, dated December 29, 1998, of record in Book 11274, page 516, said Register's Office.

Being also known as 208 Blanton Avenue, Nashville, TN 37210.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

John T. Steinhouse

C.L. Steinhouse, III

James W. Steinhouse

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, John T. Steinhouse, C.L. Steinhouse, III, and James W. Steinhouse, the within named bargainor(s), 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 this 17 day of December 2024.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Owner Name & Property Address:

Name: William L. Butler, Trustee of the L.C. and Patricia Anderson Residence Trust, dated December 21, 2012
Address: 123 3rd Ave N.
City, State, Zip: Franklin, TN 37064

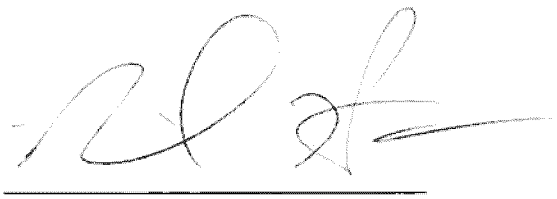
Responsible Party For Taxes:

Name: New Owner
Address: _____
City, State, Zip: _____

Tax ID: 106-10-020.00

Certificate of Authenticity

I, Nick Harris, 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 **December 17, 2024**.



Affiant Signature

12/17/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **17th** day of **December**, 20**24**.



Notary's Signature

My Commission Expires: 3/9/27

Date

