WARRANTY DEED

Karen Johnson Davidson County
Batch# 1227983 DEEDWARR
01/17/2025 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20250117-0004065

JAMEKA BRADEN
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of January, 2025

Notary Public

MY COMMISSION EXPIRES: 9/21/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Monica Yvette Matthews-Dixon	SWBC Mortgage Corp.	164-08-0A 141.00 CO
(NAME)	(NAME)	
100 Sandyside Court	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Justin Butler Homes, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Monica Yvette Matthews-Dixon, unmarried woman,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson **County, Tennessee, being Lot No. 12 on the Plan of Section Five, Hallmark, RS10 Cluster Lot Subdivision of record in Plat of Instrument No. 20231109-0087693, 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 part of the same property conveyed to Justin Butler Homes, LLC by deed of record being recorded 8/30/2023 in Instrument No. 20230830-0068044, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 100 Sandyside Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness my/our hands this 10th day of January, 2025.

Justin Butler Homes, LLC
By: Justin Scott Butler, Member

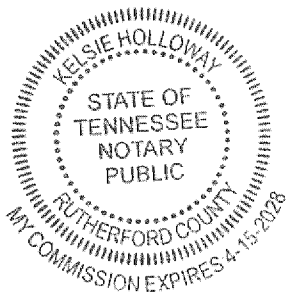
State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Justin Scott Butler, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of Justin Butler Homes, LLC, and that he as such Member executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 10th day of January, 2025.

Notary Public Kelsie Holloway
My Commission Expires: 4/15/2028

File No.: 22949



Certificate of Authenticity

I, Alexis Packard, 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 **1/10/25**.

Date

Affiant Signature

1/17/25
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **17th** day of **January**, 2025.

Notary's Signature

My Commission Expires: **9/21/25**
Date

Notary's Seal (if on paper)

