Karen Johnson Davidson County
Batch# 1237624 DEEDWARR
02/14/2025 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $4,987.60
20250214-0011184

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,348,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **12TH** OF **FEBRUARY, 2025.**

Notary Public

MY COMMISSION EXPIRES: **March 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVE., NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHRISTOPHER E. EDMONDSON, ET UX	**LEGACY HOME LOANS, LLC DBA STEADFAST MORTGAGE**	**091-16-0-055.00**
(NAME) **4606 ELKINS AVENUE**	(NAME) **408 HIGHWAY 76**	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) **WHITE HOUSE, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **SARAH BUTLER REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **CHRISTOPHER E. EDMONDSON AND KRISTIN LEANNE EDMONDSON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR 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. 507, and the westerly 20 feet of Lot. No. 505, of Block B, as shown on the map entitled Charlotte Park Company's First Addition, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot No. 507 and westerly 20 feet of Lot No. 505 front together 70 feet on the northerly margin of Elkins Avenue, formerly Second Avenue, and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to Sarah Sadler Butler by deed from LWYL, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20230823-0065823, dated August 17, 2023, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Sarah Butler Real Estate, LLC, a Tennessee Limited Liability Company, from Sarah Sadler Butler, married, by quitclaim deed dated March 28, 2024 of record in Instrument No. 20240425-0029865, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 57, page 103; Restrictive Covenant for Detached Structure of record in Instrument No. 20241015-0079770; and any and all easements, conditions, or restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **4606 ELKINS AVENUE, NASHVILLE, TN 37209**
(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 hand this 12th day of February, 2025.

SARAH BUTLER REAL ESTATE, LLC
A Tennessee Limited Liability Company

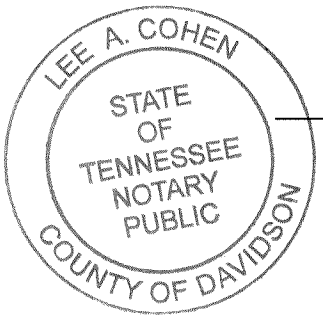
Sarah Butler Sole Member
By: Sarah Butler, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Sarah Butler,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Sole Member of **Sarah Butler Real Estate, LLC,** the within-named bargainor, a Tennessee Limited Liability Company, and that she as such Sole Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Sarah Butler Real Estate, LLC, by herself as such Sole Member.

Witness my hand and official seal at office, this 12th day of February, 2025.

My commission expires: **March 3, 2026**



Lee A. Cohen
Notary Public

True Copy Certification

I, **Pam Autry,** 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 this the 12 day of February, 2025.

Affiant Signature

Date 2/12/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of February, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027