Karen Johnson Davidson County
Batch# 1244296 DEEDWARR
03/07/2025 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,285.75
20250307-0017351

WARRANTY DEED

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4th day of March, 2025.

(Affix Seal) Notary Public

My Commission Expires: _____

2025-01-2503

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jennifer Gail Dove 322 Griffin Place Hermitage, TN 37076	NEW OWNER	Map/Parcel 064-16-0E-099.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Shelia Butler, a single woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Jennifer Gail Dove, a single woman**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being all of Unit No. 99, in Building 26, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Instrument No: 20061025-0132473, and amended in Instrument No. 20061106-0137656, and as amended in Instrument No: 20071105-0130490, Register's Office for said county, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Shelia Butler, a single person by Warranty Deed from Phillips Builders, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20081223-0122228 Register's Office for Davidson County, Tennessee, dated December 17, 2008 and recorded on December 23, 2008.

This conveyance is subject to the following: Davidson County property taxes for the year 2025, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 322 Griffin Place, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 4 day March, 2025.

Shelia Butler

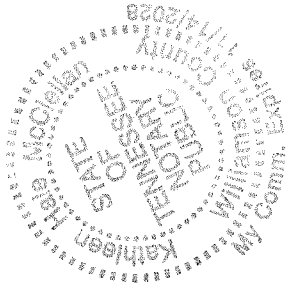
Shelia Butler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 4 day of March, 2025, before me personally appeared Shelia Butler, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4 day of March, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 3/4/2025 (date of document).

Date: 3/7/2025

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this _____ day of _____, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/14/2026

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026