WARRANTY DEED

Karen Johnson Davidson County
Batch# 1249055 DEEDWARR
03/21/2025 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,559.55
20250321-0021237

File No. AP-25-8943

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $421,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of March, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALLISYN G PINKSTON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-24-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevonte LeAllen Chilous and Jessica Michelle Chilous	New Owner	
(NAME)	(NAME)	
502 Rural Hill Road		150-01-0-104.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Israel Butt and Ashley Nicole Butt, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevonte LeAllen Chilous and Jessica Michelle Chilous, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 117 on the Plan of Edge-O-Lake Estates, Section IV of record in Plat Book 3600, Page 87, 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 Israel Butt and Ashley Nicole Butt, husband and Wife by Warranty Deed from Padrick Maxwell Mullen, Unmarried and Monica Liz Cutler, Unmarried and Michael P. Mullen, Married of record in Instrument No. 202011040-129501 Register's Office for Davidson County, Tennessee, dated October 30, 2020 and recorded on November 04, 2020.

This is property more commonly known as 502 Rural Hill Road, Nashville, TN 37217.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 20th day of March, 2025.

Israel Butt

Ashley Nicole Butt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of March, 2025, before me personally appeared Israel Butt and Ashley Nicole Butt, 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 20th day of March, 2025.

Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **March 20, 2025**.

Date

Allisyn G. Pinkston

Affiant Signature

3/20/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **20** day of **March**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

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