Name and Address of New Owner:
Nicholas Joseph Butler
1025 Patio Drive
Nashville, TN 37214

Send Tax Bills To:
Veterans United
550 Veterans United Dr.
Columbia MO 65201

Karen Johnson Davidson County
Batch# 1252157 DEEDWARR
03/26/2025 08:12:30 AM 4 pgs
Fees: $23.00 Taxes: $1,054.13
20250326-0022467

This Instrument Prepared By:
John T Cook
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Map & Parcel No: 108-03-0-183.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **John Henry Landing and Sara Landing, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Nicholas Joseph Butler, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 133-B, Zone Lot Division, Section Six, Patio Villa, of record in Book 6250, pages 570-571, amending Book 6250, page 489, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to John Henry Landing and Sara Landing, husband and wife, by Warranty Deed dated February 25, 2022, from Stomping Ground Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20220303-0024132, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of March, 2025.

_____(SEAL)
John Henry Landing

Sara Landing by John H. Landing, her Attorney-In-Fact (SEAL)
Sara Landing by John H. Landing, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of March, 2025, before me personally appeared John Henry Landing, individually and John H. Landing as Power of Attorney for Sara Landing, 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: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $284,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

Sworn to and subscribed before me this 20th day of March, 2025.

Notary Signature
My commission expires:

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2025

Tennessee Certification of Electronic Document

I, Emma Howard, 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 3/20/2025 (date of document).

Affiant Signature

3/20/2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 20 day of March, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL