Karen Johnson Davidson County
Batch# 1259932 DEEDQC
04/14/2025 04:04:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250414-0028325

THIS INSTRUMENT PREPARED BY: From information furnished by the parties.
Johnson McGinnis Elder Care Law & Estate Planning, PLLC
104 Wyncrest Way, Suite 100
Hendersonville, TN 37075

Address New Owners	**Send Tax Bills To**	**Map-Parcel No.**
Claudia Elaine Butner Sharafi 371 Haywood Lane Nashville, TN 37211	Same	147 12 0 037.00

Quitclaim Deed from Individual to Individual

Grantor: Wilma Moses Butner
Grantee: Claudia Elaine Butner Sharafi

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Being lot No. 26 on the unrecorded plan of H. E. Bernal's Haywood Heights Subdivision, described according to a survey made by Geo. W. Watkins, Surveyor, April 1950, as follow:
Beginning in the center of Haywood Lanne, at the northwest corner of the property conveyed to Claude L. Andrews and wife by deed from Herbert E. Bernal and wife, of record in book 2044, page 36, Register's Office for said County, being the corner of lots Nos. 25 and 26; thence with the line between said two lots, south 10° east 608.8 feet; thence north 85° west 120 feet; thence north 14° 50' west 623.2 feet to the center of Haywood Lane; thence with the center of said Lane, eastwardly 175 feet to the beginning, containing 2 acres, more or less.

Being the same property conveyed to Claude C. Butner and wife, Wilma Moses Butner by deed from Claude L. Andrews and wife, Oshia R. Andrews, of record in Instrument Number 00002273-0000561, Register's Office for Davidson County, Tennessee.

This is improved property, known as: 371 Haywood Lane, Nashville, TN 37211.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

THE PARTIES ACKNOWLEDGE THAT JOHNSON MCGINNIS ELDER CARE LAW & ESTATE PLANNING, PLLC IS NOT A CLOSING AGENT FOR THIS TRANSACTION PURSUANT TO THE PROVISIONS OF § 6045 (e) OF THE INTERNAL REVENUE CODE AS AMENDED BY THE TAX REFORM ACT OF 1986.

Wilma Moses Butner, Grantor

State of Tennessee
County of Wilson

On March 20, 2025, before me personally appeared Wilma Moses Butner, who is known by me or who proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument, and who acknowledged that she executed it as her free act and deed.

M. Kathyn Green
Notary Public
My commission expires: My Commission Expires August 19, 2026

M. KATLYN GREEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

* *

State of Tennessee
County of Wilson

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Claudia Elaine Butner Sharafi
Claudia Elaine Butner Sharafi, Grantee

Sworn to and subscribed before me on March 20, 2025.

M. Kathyn Green
Notary Public
My commission expires: My Commission Expires August 19, 2026

M. KATLYN GREEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

* *

TRUE Copy Certification

I, Hope Campbell, do hereby make oath that I am 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.

Hope Campbell
Signature

3/20/25
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me on March 20, 2025.

M. Kathyn Green
Notary's Signature
My Commission Expires: My Commission Expires August 19, 2026

M. KATLYN GREEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY