BOX 10-B

Karen Johnson
Batch # 1284309
06/13/2025 01:05:22 PM
Fees: $13.00 Taxes: $1,665.00

Davidson County
DEEDWARR
2 pgs

20250613-0046171

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 **$450,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JUNE, 2025.

Notary Public

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

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SARAH BUTLER REAL ESTATE LLC	**SAME**	**127-00-0-103.00**
(NAME) **5200 PARK AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(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 GRANTEE AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, STANLEY EUGENE GARLAND, EXECUTOR OF THE ESTATE OF JANE MARIE MURPHY GARLAND, A/K/A MARIE MURPHY GARLAND,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST UNTO **SARAH BUTLER REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, IT'S SUCCESSORS 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. 1 on the Plat of Selby Subdivision of record in Plat Book 4955, page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to William C. Garland and wife, Marie Murphy Garland by deed from C. Milton Selby and wife, Nedra L. Selby of record in Book 5158, page 210, dated June 9, 1977, said Register's Office.

William C. Garland having since died May 1, 2020, leaving Marie Murphy Garland the surviving tenant by the entirety.

Marie Murphy Garland a/k/a Jane Marie Murphy Garland having since died testate on February 12, 2025. Pursuant to the terms of the Will of Jane Marie Murphy Garland (a/k/a Marie Murphy Garland) of record as Docket No. 25P-458, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be administered as part of the probate estate.

This conveyance is subject to matters shown on the Plan of record in Plat Book 4955, page 22, and such easements, restrictions and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )

This is improved(X) property, known as **8529 NEWSOM STATION RD., NASHVILLE, TN 37221**
(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 11th day of June, 2025.

Stanley E Garland Executor of the estate of Jane Marie Murphy Garland

STANLEY EUGENE GARLAND
EXECUTOR OF THE ESTATE
OF JANE MARIE MURPHY GARLAND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **STANLEY EUGENE GARLAND, EXECUTOR OF THE ESTATE OF JANE MARIE MURPHY GARLAND,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11th day of June, 2025.

Lee A. Cohen
Notary Public

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

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