WARRANTY DEED

STATE OF TN
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $192,250.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 8/14/25

NOTARY PUBLIC
MY COMMISSION EXPIRES 7/25/26

DANA L. AUSTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
6312 Highway 41 A, Suite 104B
Pleasant View, TN 37146
File # 3902-25LLC-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Benjamin Thomas	SAME	034-14-0-064
625 Kenmoor Avenue		
Grand Rapids, MI 49546		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Roger D. Butler, a single man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benjamin Thomas, a married man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee and described as follows to wit:

Karen Johnson Davidson County
Batch# 1311393 DEEDWARR
08/18/2025 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $711.33
20250818-0065768

Being Lot No. 49 on the Plan of Stanley Heights of record in Book 3300, Page 74, Register's Office of Davidson County, Tennessee, being a resubdivision of Lot Nos. 34,35,36,37,38,41,42,43 and 44 on the Plan of Edgemeade Farms, as of record in Plat Book 547, Pages 89-90, Registers 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 Roger D. Butler, a single man by Warranty Deed from Kaley Junkins and Shelby B. Junkins, Husband and Wife, dated 12/15/2015 and recorded on 12/17/2015 in Instrument Number 20151217-0126989, Register's Office for Davidson County, Tennessee.

This is property known as 1408 Bain Drive Nashville, TN 37115

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

- TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.
- ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR SAID COUNTY.

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(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE(S), 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 on 8/14/25.

Roger D. Butler

Roger D. Butler

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Roger D. Butler, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 8/14/25.

NOTARY PUBLIC
My Commission Expires: 7/28/26

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

Tennessee Certification of Electronic Document

I, Elizabeth Levsen, 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 August 14, 2025.

Elizabeth Levsen

Date: August 14, 2025

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this August 14, 2025.

Dana L. Austin

Notary Public
My Commission Expires: 7/25/26

