Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1204

Karen Johnson Davidson County
Batch# 1320318 DEEDWARR
09/09/2025 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,946.20
20250909-0072097

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 consideration, the receipt of which is hereby acknowledged, the undersigned **Barry Butera and Sabrina Maria Butera, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jordan Lea Funderburk,** , hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for 6103 Louisiana Cottages, a Horizontal Property Regime with Private Elements of record at Instrument No. 20141104-0101768, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Barry Butera and Sabrina Maria Butera, husband and wife by Warranty Deed from William J. Narramore, unmarried of record in Instrument No. 20200225-0020939 Register's Office for Davidson County, Tennessee, dated February 24, 2020 and recorded on February 25, 2020.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 6103 B Lousiana Avenue, Nashville, TN 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Jordan Lea Funderburk **6103 B Lousiana Avenue** **Nashville, TN 37209**	new owner	**091-02-0P-002.00**

WITNESS THE EXECUTION HEREOF this 21st day of August, 2025.

Barry Butera **Sabrina Maria Butera**

State of Tennessee)
County of Davidson)

On this 21st day of August, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Barry Butera and Sabrina Maria Butera, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Sumner)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 526,000.00.**

Affiant

Sworn and subscribed before me on this the 22nd day of August, 2025.

Notary Public

My Commission Expires:

TERESA TIDWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-5-2028

Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 **__08/26/2025_____ (date of document)**.

_____
Affiant Signature

_____08/27/2025_____
_ Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this
_27th__ day of
____August_____, 20_25__.

_____
Notary's Signature
My Commission Expires:_____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-30-2029