Karen Johnson Davidson County
Batch# 1325657 DEEDWARR
09/23/2025 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20250923-0075689

Name and Address of New Owner:
Alex Ravelo and Dilay Jaime
236 Bonnabrook Drive
Hermitage, TN 37076

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 074-16-0-039.00

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, **Rickey Kevin Butler, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alex Ravelo, unmarried and Dilay Jaime, married as tenants in common with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee :

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 436, on the plan of Section Five, Hermitage Hills, as shown by plat of record in Book 3300, Pages 1 and 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rickey Kevin Butler, single man, by Warranty Deed dated October 16, 2020 from Thomas I. Coulter, unmarried, recorded October 16, 2020 in Instrument No. 20201016-0120942 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 September, 2025.

Rickey Butler (SEAL)
Rickey Kevin Butler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of September, 2025, before me personally appeared Rickey Kevin Butler, 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, this 20th day of September, 2025.

Notary Signature
My commission expires: 11/08/2027

WILLIAM RILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Online Notary Public
My Commission Expires
November 8, 2027

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Sumner)

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 $365,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 22nd day of September, 2025.

Notary Public
My commission expires: 10/24/2028
File No. 2025-8302-RS

KRISTEN M. TRANI
NOTARY PUBLIC
AT LARGE
SUMNER COUNTY, TENN.

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 9/22/2025 (date of document).

Jennifer Russell
Affiant Signature

9/22/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 22 day of September 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

