WARRANTY DEED

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th day of October, 2025 .

Notary Public

My Commission Expires: 4-22-29

COUNTY OF ROBERTSON
PAMELA S. ATCHLEY
NOTARY PUBLIC
STATE OF TENNESSEE

Karen Johnson Davidson County
Batch# 1335991 DEEDWARR
10/20/2025 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,524.40
20251020-0083347

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Joshua T. McElhiney	NEW OWNER	021-00-0-270
6124 Eatons Creek Road		
Joelton, TN 37080		

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Jeffrey Lee Butler, and Charles Maxey Butler, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joshua T. McElhiney, a single man, hereinafter called the Grantees, their heirs and 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 of Leroy Butler Subdivision Eatons Creek Road as shown on plat of record in Plat Book 6200, page 651, said Register's Office to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Leroy Butler and wife, Frances Butler from Ellis Jakes, unmarried by Deed dated April 4, 1977 and as of record in Record Book 5131, page 559, said Register's Office. The said Leroy Butler having since died Novembe 30, 2001 leaving the subject property vested in Frances Butler as the surviving tenant by the entirety. The said Frances Butler having since died January 24, 2025. Pursuant to the Order Admitting Will to Probate as a Muniment of Title, in the Seventh Circuit (Probate) Court for Davidson County, Probate Case No. 25P-69, the subject property was devised to Jeffrey Lee Butler and Charles Maxey Butler.

This conveyance is subject to the following:

Subject to any and all easements and minimum building setback lines of record.

Subject to all matters as shown on plat of record in Plat Book 6200, Page 651, said Register's Office.

Subject to restrictions of record in Record Book 5143, Page 589, Register's Office said County.

Taxes for the year 2026 are a lien, not yet due and payable and subsequent years.

This is unimproved X improved property, known as 6124 Eatons Creek Road, Joelton, TN 37080

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 17th day of October, 2025.

Jeffrey Lee Butler

Charles Maxey Butler

STATE OF TENNESSEE
COUNTY OF CHEATHAM

On this 17th day of October, 2025, before me personally appeared Jeffrey Lee Butler and Charles Maxey 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, at office, this 17th day of October, 2025.

Notary Signature
My commission expires:

4-22-29

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

CERTIFICATE OF AUTHENTICITY

I, Cassie Pulley, 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 10/17/25.

Cassie Pulley

Affiant Signature

Date: 10/17/25

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 17th day of October, 2025.

K Lee

Notary Public

My commission expires: 8/24/27

KATHERINE LEE
Notary Public At Large
ROBERTSON COUNTY, TENN.