Box 10-B

Karen Johnson
Batch # 1336158
10/21/2025 08 35 00 AM
Fees $13 00 Taxes $2,053 50

Davidson County
DEEDWARR
2 pgs

20251021-0083556

DEBORAH J. 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 **$555,000 00**

Sarah Butler, Sole Member
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th OF **OCTOBER, 2025**

Notary Public

MY COMMISSION EXPIRES **March 3, 2026**

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
DAVID R. ASHER & JANICE ASHER	**THE LOAN STORE, INC.**	**127-00-0-103.00**
(NAME) **404 WEST RD., SE**	(NAME) **6340 N. CAMPBELL AVE. #100**	
(ADDRESS) **YELM, WA 98597**	(ADDRESS) **TUCSON, AZ 85718**	
(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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **SARAH BUTLER REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **DAVID R ASHER AND JANICE ASHER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 property description.

Being the same property conveyed to Sarah Butler Real Estate, LLC, a Tennessee Limited Liability Company, from Stanley Eugene Garland, Executor of the Estate of Jane Marie Murphy Garland, a/k/a Marie Murphy Garland, by warranty deed dated June 11, 2025 of record in Instrument No 20250613-0046171, Register's Office for Davidson County, Tennessee.

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

Unimproved ( )
This is improved(X) property known as **8529 NEWSOM STATION ROAD, 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 16th day of October, 2025

SARAH BUTLER REAL ESTATE, LLC
A Tennessee Limited Liability Company

Sarah Butler Sole Member
By: Sarah Butler, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Sarah Butler,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Sole Member of **Sarah Butler Real Estate, LLC,** the within-named bargainor, a Tennessee Limited Liability Company, and that she as such Sole Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Sarah Butler Real Estate, LLC, by herself as such Sole Member

Witness my hand and official seal at office, this 16th day of October, 2025

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

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Deborah J. Cohen
Notary Public