Warranty Deed

Karen Johnson Davidson County Batch# 1339078 DEEDWARR 10/28/2025 02:34:30 PM 3 pgs Fees: $18.00 Taxes: $2,386.50 20251028-0085755	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $645,000.00. Affiant Subscribed and sworn to before me, this the 22nd day of October, 2025. Notary Public My commission expires: 9/13/28

ADDALTA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Matthew Todd Buttel	New Owner(s)	084-16-0-178.00
3257 Knobview Drive		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM DECKER, JR., A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW TODD BUTTEL, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

Being Lot No. 17 on the Plan of Nob Hill Subdivision of record in Plat Book 2663, Page 31, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 100 feet on the Southwesterly margin of Knobview Drive and runs back 197.8 feet on the Northwesterly line and 196.9 feet on the Southeasterly line to a dead line in the rear which measures 100 feet thereon.

Being the same property conveyed to Willard D. Dawson et ux Norma R. Dawson by Warranty deed from Andrew B. Vaughan et ux Lillian M. Vaughan of record in Book 4610, page 654, Register's Office for Davidson County, Tennessee, dated June 14, 1972 and recorded on June 15, 1972.

Being the same property conveyed to Willard D. Dawson and Norma J. Dawson, Trustees, respectively, and their successors in trust, for the benefit of Willard D. Dawson and Norma J. Dawson, tenants in common under the terms of The Willard D. Dawson and Norma J. Dawson Revocable Living Trust by Quitclaim deed from Willard D. Dawson and wife, Norma R. Dawson of record in Instrument No. 20010406-0033876 Register's Office for Davidson County, Tennessee, dated April 06, 2001 and recorded on April 06, 2001.

Being the same property conveyed to William Decker Jr., a married person by Warranty Deed from Ronald Dawson, successor trustee of Willard D. Dawson and Norma J. Dawson Revocable living Trust dated October 24, 2000 of record in Instrument No. 20231020-0082547 Register's Office for Davidson County, Tennessee, dated October 19, 2023 and recorded on October 20, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 3257 Knobview Drive, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of October, 2025.

William Decker, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Decker, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

COURTNEY MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY

Witness my hand and seal this 22nd day of October, 2025.

Notary Public

My Commission Expires: 1.24.29

Heather M. Decker, spouse of William Decker, Jr., joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Heather M. Decker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Heather M. Decker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

COURTNEY MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY

Witness my hand and seal this 22nd day of October, 2025.

Notary Public

My Commission Expires: 1.24.29

Certificate of Authenticity

I, Joshua A. Terry, 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 10/22/2025.

Affiant Signature – Joshua A. Terry

10/28/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/28/2025.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON