Karen Johnson Davidson County
Batch# 1356762 DEEDWARR
12/11/2025 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20251211-0098648

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Noelle Alese Tillman
912 Split Oak Drive
Antioch, TN 37013
SEND TAX BILLS TO:
Hope Federal Credit Union MERS
4 Old River Place
Jackson, MS 39202

WARRANTY DEED

(Map 149-02-0; Parcel 093.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **MONICA E. BUTLER F/K/A MONICA E. OVERTON, UNMARRIED**, hereinafter referred to as "Grantor", haS bargained and sold and do hereby transfer and convey unto **NOELLE TILLMAN, A MARRIED WOMAN,** hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being Lot No. 82, Oakwood Subdivision, Phase Two - Section One, of record in Plat Book 7900, Page 126, in the Register's Office for said County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> BEING the same property conveyed to Monica E. Overton, unmarried, by Warranty Deed dated August 23, 2002, from Robert M. Dukes and wife, Michelle Dukes, recorded August 29, 2002, in Instrument No. 20020829-0104975, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 912 Split Oak Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2025 real property taxes which will be prorated at closing and paid by the Grantor.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 10th day of ~~November~~ December, 2025.

Monica E. Butler F/K/A Monica E. Overton

MONICA E. BUTLER
F/K/A MONICA E. OVERTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Monica E. Butler, f/k/a Monica E. Overton, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of ~~November~~ December, 2025.

Notary Public

My Commission Expires: March 22, 2026

(SEAL)

TERESA H KEENE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Monica Butler
Affiant

Subscribed and sworn to before me this 10th day of ~~November~~ December, 2025.

Notary Public

My commission Expires: March 22, 2026

TERESA H KEENE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. GTS1-2025-266

True Copy Certification

I, Allison Harting, 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 the 10th day of December, 2025.

Affiant Signature

12/10/2025

Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 10 day of December, 2025.

Notary's Signature

My Commission Expires: ~~March 22, 2026~~

Notary' Seal (if on paper)

TERESA H KEENE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY