Karen Johnson Davidson County
Batch# 1371611 DEEDWARR
01/22/2026 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20260122-0005146

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $825,000.00.

Affiant

Subscribed and sworn to me on 01/15/26.

NOTARY PUBLIC

My Commission Expires: 12-2-28

ANGELA GRACE VANCE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Timothy Jacob Butler Sally Caine Butler 8366 Highway 70 Nashville, TN 37221	New Owner	127 00 0 138.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert H Carnahan Jr. and Nikki R Carnahan, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Timothy Jacob Butler and Sally Caine Butler, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of HUNTWICK ESTATES, SECTION 1, as of record in Plat Book 4660, Page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Robert H. Carnahan Jr. and Nikki R. Carnahan, husband and wife, by Warranty Deed from Linda Lee Gough and husband, Ernest Eugene Gough, of record in Instrument No. 20210914-0123293, in the Register's Office of Davidson County, Tennessee, dated September 10, 2021 and recorded on September 14, 2021.
>
> This is improved property known as 8366 Highway 70, Nashville, Tennessee 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 01/15/26.

Robert H Carnahan Jr.

Nikki R Carnahan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 01/15/26, before me personally appeared Robert H Carnahan Jr. and Nikki R Carnahan, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 01/15/26.

NOTARY PUBLIC

My Commission Expires: 07/02/29



Certificate of Authenticity

I, Linzie Hahn, 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 1/15/26.

Date

LHahn

Affiant Signature

1/15/26

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 15th day of January, 2026

Jennifer Russell

Notary's Signature

My Commission Expires: 01/30/2029

Notary's Seal (if on paper)

