Karen Johnson Davidson County
Batch# 1392576 DEEDWARR
03/13/2026 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20260313-0020098

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $389,900.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this 10th day of March, 2026.

April Sumrauld
Notary Public:
My Commission Expires: 12/19/28

APRIL SUMRAULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Hank Elliott and Katie Elliott	Guaranteed Rate, Inc.	075-08-0-090.00
657 Atlanta Drive	3940 N. Ravenswood Avenue	
Hermitage, TN 37076	Chicago, IL 60613	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kristin Butler and Will Butler, wife and husband**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Hank Elliott and Katie Elliott, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 389 on the plan of Section Six, Tulip Grove, of record in Plat Book 4460, Page 19, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Kristin Butler and Will Butler, wife and husband, by Warranty Deed from Anita K. Kitchen, an unmarried woman, dated 7/27/2022 and recorded 8/1/2022 in Instrument No. 20220801-0087301, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to all existing easements and all other matters shown on plat of record in Plat Book 4460, Page 19; Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property, known as: 657 Atlanta Drive, Hermitage, TN 37076

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 assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, 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/our hand(s) this the 9th day of March, 2026.

Kristin Butler

Will Butler

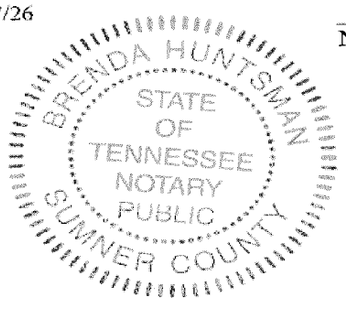
State of Tennessee
County of Sumner

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

Witness my hand and official seal, this 9th day of March, 2026.

Commission Expires: 09/27/26

Notary Public: Brenda Huntsman



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 March 10. 2026

Affiant Signature

13th day of March, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of March, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202603130020098