Karen Johnson Davidson County
Batch # 1410542 DEEDWARRSP
04/23/2026 03:20:05 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20260423-0034573

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III, Esq.
Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL #:
LUCY T. WATSON 4005 Cahaba Beach Rd. Birmingham AL 35242	SAME	116130C03200

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

AFFIANT

SUBSCRIBED AND SWORN to before me by David Buttrey this 14 day of April, 2026.

EVAN LEGERTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/04/2027
DAVIDSON COUNTY

Notary Public
My Commission Expires: 10/04/2027

FOR AND IN CONSIDERATION of the sum of $225,000, cash in hand and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, DAVID T. BUTTREY, (hereinafter "Grantor") have this day bargained and sold and do hereby transfer and convey to LUCY T. WATSON, her heirs and assigns (hereinafter "Grantee") all of Grantor's right, title and interest in certain real estate situated in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs and assigns forever. Said property is conveyed subject to all easements, restrictions and covenants and restrictions of record. Grantor covenants that the real estate is free from all encumbrances made or suffered by Grantor and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said real estate, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to said interest in said real estate to Grantee, her heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 14 day of April, 2026.

GRANTOR:

DAVID T. BUTTREY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me personally appeared DAVID T. BUTTREY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, this 14 day of April, 2026.

EVAN LEGERTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/04/2027
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 10/04/2027

Exhibit A

Apartment No. 32, in Belle Meade Tower, a horizontal property regime located at 105 Leake Avenue in Nashville, Davidson County, Tennessee, as shown on the Plat of Belle Meade Tower, recorded in Book 4175, Page 159, of the Register's Office for Davidson County, Tennessee, and described in the Master Deed recorded in Book 4469, Page 530, as amended in Deed of Correction relating to the Master Deed of record in Book 4494, Page 4899, and as further amended by instruments of record in Book 4631, Page 407; Book 4631, Page 410; and Book 4851, Page 950, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made. Parking Space No. 61, in the garage attached to the building of Belle Meade Tower, is a limited common element for the exclusive use of the owner of said apartment.

ANNE T. BUTTREY owned a one-half undivided interest in said property and devised it to her son DAVID T. BUTTREY by her Last Will and Testament duly probated in the Seventh Circuit County of Davidson County, Tennessee, Docket Number 24P1851 and documented by an Administrator's quitclaim deed of record in in instrument # 20250429-0032994, R.O.D.C.

The address of the property is 105 Leake Ave., #32, Nashville, TN 37205.