Karen Johnson Davidson County
Batch# 1434944 DEEDWARR
06/17/2026 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20260617-0054715

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Subscribed and sworn to before me, this June 15, 2026.

Notary Public

My commission expires: 4/21/2029

Crystal Johnson Notary Public State of Tennessee Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H Solomon, Attorney
PRE-LTC, LLC
174 Saundersville Road Suite 102
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Tymothy Weeks and Ruth LaRue	United Wholesale Mortgage, LLC	046-00-0-063.00
4935 Bull Run Rd	585 South Boulevard E	
Ashland City, TN 37015	Pontiac, MI 48341	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Leslie Marie Butterfield, unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Tymothy Weeks, married man and Ruth LaRue, unmarried woman, as joint tenants with right of survivorship

(hereinafter called the "Grantees"), Grantees heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at an iron pin (new), in the southerly margin of Bull Run Road, the northwest corner of a tract of land which belongs to Barbara Crutcher Mills, having a deed reference in Deed Book 8248, Page 692, RODCT, the northeast corner of this tract, and containing with the westerly boundary of said tract of land which belongs to Barbara Crutcher Mills, as follows:

South 51 degrees 00 minutes 00 seconds West, 215.69 feet to an iron pin (old); thence, South 20 degrees 18 minutes 44 seconds West, passing a common corner of said tract of land which belongs to Barbara Crutcher Mills, and a tract of land which belongs to Robert L. Crutcher, having a deed reference in Deed Book 5549, Page 8, RODCT, and continuing in all 605.09 feet to a concrete monument (old), a common corner of said tract of land which belongs to Robert L. Crutcher, a tract of land which belongs to Charles W. Osborne, having a deed reference in Deed Book 7753, Page 803, RODCT, and a tract of land which belongs to Robert E. Harwell, having a deed reference in Instrument No. 20040922-0113886, RODCT; thence, North 86 degrees 00 minutes 00 seconds West, 94.60 feet to an iron pin (new), a common corner of said tract of land which belongs to John L. Kilbourne, having a deed reference in Deed Book 10690, Page 742, RODCT; thence with the easterly boundary of said tract of land which belongs to John L. Kilbourne, as follows: North 22 degrees 34 minutes 30 seconds West, 838.48 feet to an iron pin (old); thence North 12 degrees 46 minutes 26 seconds East, 345.47 feet to an iron pin (new), in the southerly margin of Bull Run Road, the northeast corner of said tract of land which belongs to John L. Kilbourne; thence with the southerly margin of Bull Run Road, as follows: with a curve to the left, having a radius of 515.35 feet, an arc distance of 243.86 feet, and a chord bearing of South 66 degrees 37 minutes 40 seconds East, 241.60 feet to an iron pin (new); thence, South 80 degrees 11 minutes 02 seconds East, 165.44 feet to an iron pin (new); thence with a curve to the right, having a radius of 229.87 feet, an arc distance of 168.01 feet, and a chord bearing of South 59 degrees 14 minutes 45 seconds East, 164.29 feet to a point on a bluff; thence, South 38 degrees 18 minutes 28 seconds East, 100.23 feet to an iron pin (new); thence with a curve to the left, having a radius of 617.73 feet, an arc distance of 107.86 feet, and a chord bearing of South 43

degrees 18 minutes 36 seconds East, 107.73 feet to an iron pin (new); thence, South 48 degrees 18 minutes 44 seconds East, 74.36 feet, to the point of beginning, containing 10.73 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee 37172, dated January 18, 2006.

Being the same property conveyed to Aaron M. Weeks and Leslie M. Weeks by Warranty Deed from Richard L. Stokes and wife, Kathleen Diane Stokes of record in Instrument No. 20060206-0014426 Register's Office for Davidson County, Tennessee, dated January 27, 2006 and recorded on February 06, 2016.

Being the same property conveyed to Leslie M. Coburn by Quitclaim Deed from Aaron M. Weeks and Leslie M. Coburn f/k/a Leslie M. Weeks of record in Instrument No. 20220328-0035784 Register's Office for Davidson County, Tennessee, dated March 22, 2022 and recorded on March 28, 2022. Leslie M. Coburn is now known as Leslie Marie Butterfield.

This is [X] improved [ ] unimproved property known as 4935 Bull Run Rd, Ashland City, TN 37015

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, Grantees heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that Grantees is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, Grantees heirs 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15 day of June, 2026.

Leslie Marie Butterfield

Leslie Marie Butterfield

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, Leslie Marie Butterfield, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Grantor executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 15 day of June, 2026.

Notary Public
My Commission Expires: 3.23.27

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

PRE-LTC, LLC File No. 26-13103-7626

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 6/15/2026 (date of document).

Affiant Signature

6/16/2026
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 16 day of June, 2026.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

202606170054715