Karen Johnson Davidson County
Batch # 1442639 DEEDWARR
07/06/2026 03:22:00 PM 2 pgs
Fees: $13.00 Taxes: $2,590.00
20260706-0060721

WARRANTY DEED

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2026

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

AMYAN SINDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-5-2030

#18088

THIS INSTRUMENT WAS PREPARED BY
Returned: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert A. Smith Rachel Smith	Regions Bank d/b/a Regions Mtg	16807001200
(NAME) 8517 Old Harding Lane	(NAME) 2050 Parkway Office Circle RCN-6	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Birmingham AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, We, **David W Butzler and Deborah K Butzler,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert A. Smith and Rachel Smith, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennesse, being Lot No. 3 of the Old Harpeth Estates, Section One, as of record in Plat Book 6900, page 119, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Said Description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to David W. Butzler and wife, Deborah K. Butzler, by deed of record in Instrument No. 20020802-0093079, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Deborah K. Butzler by David William Butzler as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument NO.20260610-0052462, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 8517 Old Harding Lane, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my/our hands this 30th day of June, 2026.

Dal W Butzler
David W Butzler

Debi K Butzler ATTORNEY IN FACT
Dal W Butzler
Deborah K. Butzler

State of Tennessee
County of Davidson

Personally appeared before me David W. Butzler, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of June, 2026.

Notary Public
My Commission Expires: 3/5/30

AMYAN SINDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day June, 2026, before me personally appeared David W. Butzler, the person who executed the foregoing insturment on behalf of Deborak K. Butzler and acknowledged that he executed the same as the free act and deed of Deborah K. Butzler, through Power of Attorney granted him y the said Deborah K. Butzler.

Witness my hand and official seal at Nashville TN this the 30th day of June, 2026.

Notary Public
commission expires: 3/5/30

AMYAN SINDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030

File No.: 18088