Karen Johnson Davidson County
Batch# 1445939 DEEDWARR
07/14/2026 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20260714-0063497

Name and Address of New Owner:
LJS PROPERTIES LLC
202 Ivy Drive
Hendersonville, TN 37075

Send Tax Bills To:
Kiavi Funding, Inc
271 North Shore Drive, Suite 201
Pittsburgh, PA 15212

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 071-04-0-025.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Landry B. Butler, unmarried**, "the Grantor," has this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **LJS PROPERTIES LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 226 (erroneously listed as Lot No. 236 on previous deed) on the Plan of Joywood Heights, Section II of record in Plat Book 1130, Page (s) 92 and 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Westerly margin of Woodyhill Drive, at the corner of Lot Nos. 227; thence with the line between said lots, Westerly 192.5 feet to a point; thence Southerly 64 feet to the Northerly margin of an unnamed 50 foot street; thence with the margin of the same, Easterly 173.5 feet to the beginning of a curve; thence around a said curve Northeastwardly 31.4 feet to the Westerly margin of Woodyhill Drive; thence with the margin of the same Northerly 44 feet to the beginning.

Being the same property conveyed to Landry B. Butler, unmarried by Warranty Deed from Johnnie Bond, Jr. and wife, Molly A. Bond of record in Instrument No. 20000317-0027657 Register's Office for Davidson County, Tennessee, dated March 15, 2000 and recorded on March 17, 2000.

FOR INFORMATIONAL PURPOSES ONLY: Being improved property known as 2618 Woodyhill Drive, Nashville, Tennessee 37207.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenant that he is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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, Grantor has caused this Warranty Deed to be executed on the 10th day of July, 2026.

_____(SEAL)
Landry B. Butler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Landry B. Butler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of July, 2026.

ASHLYNN HENGEMIHLE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $220,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 10th day of July, 2026.

_____
Notary Public
My commission expires: 5/12/30

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. GNT-26-4688

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 7-10-26.

Affiant Signature

7-10-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 10 day of July, 2026.

Notary Signature

My Commission Expires: 5/12/30

