Karen Johnson
Batch # 1447826
07/16/2026 09:18:31 AM
Fees: $13.00 Taxes: $3,108.00
Davidson County
DEEDWARR
2 pgs
20260716-0064255

WARRANTY DEED

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

File No. EM-26-3033

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $840,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosalia Anne Butera and Brian Robert Bucaro, Trustees of Rosalia Anne Butera 2018 Living Trust dated July 13, 2018, as restated on May 25, 2023	New Owner	
(NAME)	(NAME)	
4900 Bethesda Road		105-02-0D-001.00-CO
(ADDRESS)	(ADDRESS)	
Thompsons Station, TN 37179		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Christopher Michael Stanton, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rosalia Anne Butera and Brian Robert Bucaro, Trustees of Rosalia Anne Butera 2018 Living Trust dated July 13, 2018, as restated on May 25, 2023**, HEREINAFTER CALLED THE GRANTEE, 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, Tennessee, being Unit A as shown on Exhibit "C" in the declaration of Covenants, Conditions and Restrictions for Homes at 952 9th Avenue South, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument No. 20150604-0052286, Registers Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ethan Stanley by Warranty Deed from Christopher Giese and Tiffany Giese, husband and wife of record in Instrument No. 20210601-0072882 Register's Office for Davidson County, Tennessee, dated May 20, 2021 and recorded on June 01, 2021.

Being the same property conveyed to Christopher Michael Stanton, married man by Warranty Deed from Ethan Stanley, married of record in Instrument No. 20240906-0068745 Register's Office for Davidson County, Tennessee, dated August 29, 2024 and recorded on September 06, 2024.

Property was not used as a marital residence.

This is property more commonly known as 952 9th Avenue South, Nashville, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 14 day of July, 2026.

Christopher Michael Stanton

STATE OF Georgia
COUNTY OF Fayette

On this 14th day of July, 2026, before me personally appeared Christopher Michael Stanton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of July, 2026.

Notary Signature
My commission expires:
December 12, 2026

RUTH E SCOTT
Notary Public, Georgia
Fayette County
My Commission Expires
December 12, 2026