Karen Johnson Davidson County
Batch# 1453150 DEEDWARR
08/03/2026 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20260803-0071059

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $370,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 27th day of July, 2026.

NOTARY PUBLIC

My commission expires:

MORGAN O'NEILL
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 1, 2030
COUNTY OF WILSON

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Brandon Everitt (NAME)	Citizens Savings Bank & Trust (NAME)	092 03 0 203.00
2405 Eden Street (ADDRESS)	1917 Heiman Street (ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Randall E. Haley and Martha Butterfield, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Brandon Everitt, married man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 238, as shown on the map entitled Heffernan Place, Block 16, of record in Plat Book 161, page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RANDALL E. HALEY, UNMARRIED, by deed from CROWN INDUSTRIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20160429-0042238, dated April 29, 2016, said Register's Office. The said Randall E. Haley having since married Martha Butterfiled.

This property is __unimproved _X_improved property known as: 2405 Eden Street, Nashville, TN 37208.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 27th day of July, 2026.

Randall E. Haley

Martha Butterfield

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randall E. Haley ~~and Martha Butterfield~~, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of July, 2026.

Notary Public
My Commission Expires:

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTHA BUTTERFIELD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of July, 2026.

Notary Public
My Commission Expires: 03/09/2027

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Certificate of Authenticity

I, Morgan O'Neill, do hereby make oath that I am 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 7-27-26.

Affiant Signature

7-27-26
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 27 day of July, 2026

Notary Signature
My commission expires: 7-27-2026

TAYLOR CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires July 27, 2026
WILSON COUNTY