Karen Johnson Davidson County
Batch# 1475428 DEEDWARR
09/21/2026 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20260921-0087463

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. [redacted]**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Affiant Subscribed and sworn to before me, this 18th day of September, 2026. Notary Public My Commission Expires:

TREVOR KELLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

WARRANTY DEED

Address New Owner: Shane Ritchie Butland and Carla Deanna Stauder 544B Croley Drive Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-13-1M-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Anthony Graham, unmarried, and Beate Bettina Graham, unmarried** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Shane Ritchie Butland and Carla Deanna Stauder, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "B" on the plan of Townhomes at 544 Croley, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Townhomes at 544 Croley, a Horizontal Property Regime with Private Elements of record in Instrument No. 20191227-0133866, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to JOHN ANTHONY GRAHAM and BEATE BETTINA GRAHAM, HUSBAND AND WIFE, by deed from JEAN LAFITTE DESIGNS, LLC, A LIMITED LIABILITY COMPANY, of record in Instrument No. 20201223-0153065, dated December 21, 2020, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 091-13-1M-002.00 CO.

Matters shown on the Plan of record in Instrument No. 20191218-0130530, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20191227-0133866, said Register's Office.

This is improved property located at 544B Croley Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 executed this instrument on this 18th day of September, 2026.

John Anthony Graham by Heather A. Derrick, attorney in fact
John Anthony Graham by Heather A. Derrick, his Attorney-in-Fact

Beate Graham 9/17/2026
Beate Bettina Graham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Heather A. Derrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for John Anthony Graham and that she is authorized by John Anthony Graham to execute this instrument on his behalf.

Witness my hand, at office, this 16th day of September, 2026.

Karen Howard
Notary Public

KAREN HOWARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MARCH 6, 2029

My Commission Expires: 3-6-29

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Beate Bettina Graham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of September, 2026.

Notary Public

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **9/21/2026** (date of document).

Affiant Signature

9/21/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21st** day of **September**, **2026**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY