Karen Johnson Davidson County
Batch# 1480263 DEEDWARR
10/02/2026 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20261002-0090945

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $450,000.00. Affiant Subscribed and sworn to before me, this 1st day of October, 2026. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Alexandra Kate Butner and Alvin Kenneth Butner, III	**New Owner**	**171-03-0B-054.00CO**
641 Old Hickory Blvd, Unit 14		
Brentwood, TN 37027		

FOR AND IN 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,

Marcia M. Paige, an unmarried woman,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alexandra Kate Butner, an unmarried woman, and Alvin Kenneth Butner, III, a married man, as tenants in common without rights of survivorship,

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, Tennessee, being Unit No. 87 on the Plan of Revised, Phase One, Section One, Townhomes of Fredericksburg of record in Plat Book 9700, Page 236, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all of the property conveyed to Marcia M. Paige, by deed from Radnor Homes, Inc., of record in Book 10466, Page 403, dated May 20, 1997, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 9700, Page 236, Register's Office for Davidson, Tennessee.
c. Water Main Easement of record in Book 11201, Page 713, in the Register's Office for Davidson County, Tennessee.
d. Sanitary Sewer Easement of record in Book 11201, Page 790, in the Register's Office for Davidson County, Tennessee.
e. Charter for Homeowners Association of record in Book 8920, Page 40, in the Register's Office for Davidson County, Tennessee.
f. PUD Boundary of record in Plat Book 7900, Page 509, in the Register's Office for Davidson County, Tennessee..
g. Restriction of record in Book 7798, Page 843, in the Register's Office for Davidson County, Tennessee.
h. Dedication of Site Drainage Easement of record in Book 10012, Page 756, in the Register's Office for Davidson County, Tennessee.
i. Amenities Area of record in Book 9443, Page 538, in the Register's Office for Davidson County, Tennessee.
j. Easement to BellSouth of record in Book 10709, Page 143, in the Register's Office for Davidson County, Tennessee.
k. Sanitary Sewer Easement of record in Book 7358, Page 643, Book 7851, Page 712, Book 7993, Page 269 and Book 9698, Page 124, in the Register's Office for Davidson County, Tennessee.
Water Main Easement of record in Book 9698, Page 81, in the Register's Office for Davidson County, Tennessee.

20. Quitclaim Deed of common areas to Homeowners Association of record in Book 11753, Page 208, in the Register's Office for Davidson County, Tennessee.

l. Easement to Comcast of Nashville I, LLC of record in Instrument No. 20131021-0109635, in the Register's Office for Davidson County, Tennessee.

m. Cable Television Easement and Maintenance Agreement of record in Instrument No. 20000516-0049387, in the Register's Office for Davidson County, Tennessee.

n. Charter for Townhome Association of record in Book 10126, Page 430 and Book 11550, Page 529, in the Register's Office for Davidson County, Tennessee.

o. Storm Water Detention Agreement of record in Book 10357, Page 920 and Book 10584, Page 134, in the Register's Office for Davidson County, Tennessee.

p. Rules and Regulations for Parking Enforcement Policy of record in Instrument No. 20250428-0032639, in the Register's Office for Davidson County, Tennessee.

q. Restrictive covenants contained in an instrument of record in Book 8920, Page 65, amended in Book 9500, Page 393, Book 9860, Page 840, Book 10224, Page 683, Book 10294, Page 850, Book 10453, Page 931 and Book 10694, Page 541 and DCCR's for Townhomes in Book 10126, Page 435, amended in Book 10224, Page 683, Book 10294, Page 850, Book 10393, Page 11, Book 10628, Page 517, Book 11550, Page 531, Book 11682, Page 75, Instrument No. 20000719-0070558, Instrument No. 20050705-00676596, Instrument No. 20191127-0122852, Register's Office for Davidson County, Tennessee.

r. By Laws of record in Book 8920, Page 45, amended in Book 10694, Page 539. By-Law for Townhomes in Book 10126, Page 486, Book 10275, Page 959, Book 11550, Page 554, Instrument No. 20150102-0000219, Instrument No. 20191127-0122853, Register's Office for Davidson County, Tennessee.

s. Subject to rights of others in and to common areas/elements.

t. Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.

u. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 641 Old Hickory Blvd, Unit 14, Brentwood, TN 37027.

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 that I am 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 I do further covenant and bind myself, my 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(s) this 1st day of October, 2026.

Marcia M. Paige

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Marcia M. Paige, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of October, 2026.

Notary Signature
My commission expires:

Alicia R. Hamilton
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY

RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

M&H File #: **26-562**

Certificate of Authenticity

I, Alicia Hamilton, 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 10/1/26.

Date

Affiant Signature

October 1, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1st day of October, 2026

Notary's Signature

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07-02-2029
DAVIDSON COUNTY

My Commission Expires: _____
Date

Notary's Seal (if on paper)

M&H File #: **26-562**