WARRANTY DEED

Karen Johnson
Batch # 1480734
10/05/2026 02:43:43 PM
Fees: $13.00 Taxes: $758.50

Davidson County
DEEDWARR
2 pgs

20261005-0091614

WG-26-333B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 6-10-29
(AFFIX SEAL)

MELISSA JANSEN
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Land Man Investments II, LLC	**Same as New Owner**	
(NAME)	(NAME)	**04309002400**
333 B North Gallatin Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CYNTHIA J. BUTLER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAND MAN INVESTMENTS II, LLC, A WYOMING LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND in Davidson County, Tennessee, based on a field survey completed on September 29, 1988 by Joe M. Cummings, Tennessee Registered Land Surveyor, No. 1513, described as follows:

BEGINNING at a spike in the Northerly margin of a 10 foot wide alley, said spike being North 66° 55' 00" West 98.30 feet along said margin from its intersection with the Westerly right-of-way (46 feet from the centerline) of Gallatin Pike (U.S. Highway 31-E), and said spike being the Southwest corner of property owned by M. P. Kimbro etux, of record in Deed Book 3570, Page 227, in the Register's Office of Davidson County, Tennessee; thence, with said Northerly margin. North 66° 55' 00" West 83.50 feet to an iron pin in the Easterly margin of an alley; thence, with said margin, North 6° 30' 00" East 57.60 feet to an iron pin; thence, with the Southerly boundary line of property owned by David Sanford and Hollingsworth Oil Co., of record in Deed Book 7161, Page 390, in said Register's Office, South 80° 26' 00" East 79.47 feet to a point; thence, with said Kimbro's Westerly boundary line, South 6° 00' 08" West 77.18 feet to the beginning, containing 0.123 acres.

Being the same property conveyed to Dennis Franklin Butler and wife, Cynthia J. Butler, by Warranty Deed from Clyde Knight and wife, Beverly S. Knight, of record in Book 7668, Page 976, Register's Office for Davidson County, Tennessee, dated September 30, 1988 and recorded October 4, 1988.

The said Dennis Franklin Butler and Cynthia J. Butler were never legally married and therefore held title as tenants in common.

The said Dennis Franklin Butler having since died on March 3, 2026, leaving his interest to his heir at law, his daughter, Deanna Odle as evidenced by Affidavits of Heirship of record in Instrument Numbers 20261005-0091611 and 20261005-0091612 in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Cynthia J. Butler by Quitclaim Deed from Deanna Odle of record in Instrument Number 20261005-0091613 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2026, a lien now due and and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 74, Register's Office for Davidson County, Tennessee.
- Access appears to be limited to a 10 foot alley on the south side of property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **333 B North Gallatin Road, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 2nd DAY OF OCTOBER, 2026.

Cynthia J. Butler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CYNTHIA J. BUTLER, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of October, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212