This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-8451-RR

Karen Johnson Davidson County
Batch# 494552 DEEDWARR
10/14/2020 09:36:26 AM 2 pgs
Fees: $13.00 Taxes: $499.24

20201014-0119218

STATE OF TENNESSEE
COUNTY OF Sumner

SARAH M TROUPE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

The actual consideration or value, whichever is greater, for this transfer is $134,930.00.

Affiant

Subscribed and sworn to before me, this the 9th day of October, 2020.

Notary Public
My Commission Expires: 11/22/2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ashley Chatman 540 Thomas Jefferson Cir. Goodlettsville, TN 37115	Gardner Financial Services, LTD, dba Legacy Mutual Mortgage 3503 Paesanos Parkway San Antonio, TX 78231	034-05-0A-049.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, **Julius Sloss and Taryn Sloss, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ashley Chatman**, hereinafter called the Grantee(s), his/her/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. 49 on the Plan of Monticello Manor, as of record in Plat Book 6250, page 551, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Julius Sloss and Taryn Sloss by Warranty Deed from Charlotte Ann Robinson and William E. Robinson, wife and husband, dated September 16, 2016, recorded September 21, 2016, of record in Instrument No. 20160921-0099351, Register's Office for Davidson County, Tennessee.

This is improved property located at: **540 Thomas Jefferson Circle, Goodlettsville, TN 37115.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 9th day of October, 2020.

GRANTOR:

Julius Sloss

Taryn Sloss

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Julius Sloss and Taryn Sloss, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of October, 2020.

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 1/3/2023