Karen Johnson Davidson County
Batch# 515356 DEEDWARR
11/12/2020 12:38:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20201112-0133475

# Warranty Deed

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|---|---|
| JESSICA ALLEN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $550,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 9th day of November, 2020.<br><br>Notary Public<br><br>My commission expires: 4-18-2021 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Jeremy Slaughter<br>Kimberley Slaughter | New Owner | 048-00-0-299.00 |
| 4952 Clarksville Pike | | |
| Whites Creek, TN 37189 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DONNA LYNN COZART, FORMERLY KNOWN AS, DONNA C. BLAIR, UNMARRIED AND STEVEN D. BLAIR, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEREMY SLAUGHTER AND KIMBERLEY SLAUGHTER, HUSBAND AND WIFE,** 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:

A parcel or truer of land in Davidson County, Tennessee being more particularly described according to a survey made by Chandler surveying, Jeffrey Patrick Chandler, Surveyor, RLS No. 2353, dated October 11, 2005, described as follows:

Beginning at an existing concrete monument which is the Southeast corner of James Lee West as of record in Book 4340, Page 728, Register's Office for Davidson County, and the Southwest corner of Fred R. Graves and Mattie Lou Graves as of record in Book 3848, Pane 597, R.O.D.C.; thence North 40 degrees 40 minutes 13 seconds East a distance of 459.76' to an existing iron pipe beside a metal t-post; thence North 46 degrees 33 minutes 13 seconds West a distance of 175.01' to an existing iron pill at a metal t-post, the northwest corner of said west and a point in the line of Eric Ericson as of record in Book 5287, Pane 407, R.O.D.C.; thence with Ericson North 40 degrees 44 minutes 58 seconds East a distance of 285.97' to an existing iron pin beside a metal t-post and the common corner to Marie Coleman as of record in Instrument Number 20020502005496, R.O.D.C.; thence with Coleman North 08 degrees 21 minutes 10 seconds East a distance of 147.98' to a set iron pin; thence with a new line severing the remainder of the Graves property as of record in Book 3848, page 597, R.O.D.C. South 81 degrees 38 minutes 52 seconds East a distance of 200.00' to a set iron pin; thence South 08 degrees 21 minutes 10 seconds West a distance of 147.98' to a set iron pin; thence South 16 degrees 14 minutes 27 seconds West a distance of 437.38' to a set iron pin; thence South 31 degrees

28 minutes 20 seconds West a distance of 465.61' to a set iron pin in the North margin of Clarksville Highway, said iron pin being 1,211.58' more or less from the center line of Lloyd Road; thence with a curve turning to the right with an arc length of 250.00', with a radius of 3785.00', with a chord bearing of North 50 degrees 08 minutes 55 seconds West, with a chord length of 249.95' to an existing concrete monument, which is the point of beginning.

Being the same property conveyed to Donna L. Cozart, unmarried by Warranty deed from Mattie Lou Graves Horsley, unmarried of record in Instrument No. 20051121-0140361 Register's Office for Davidson County, Tennessee, dated November 18, 2005 and recorded on November 21, 2005.

Being the same property conveyed to Thomas E. Stewart, Trustee by Quitclaim Deed from Donna C. Blair f/k/a Donna L. Cozart of record in Instrument Number 20070809-0095146, Register's Office for Davidson County, Tennessee, dated November 14, 2006 and recorded on August 09, 2007 and within the same deed the said Thomas E. Stewart, Trustee conveyed his interest in the subject property to Steven D. Blair and wife, Donna C. Blair, joint tenancy with right of survivorship

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4952 Clarksville Pike, Nashville, TN 37189, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

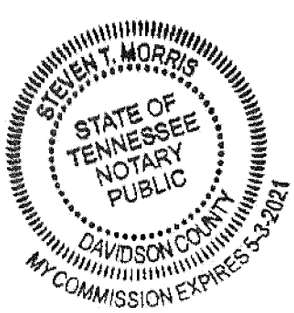
WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of November, 2020.

Donna Lynn Cozart F/K/A Donna C. Blair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Donna Lynn Cozart, formerly known as, Donna C. Blair , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of November, 2020




Notary Public

Steven D. Blair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 9th day of November, 2020

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

**True Copy Certification**

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY