WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-12071-DS

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115816

Karen Johnson Davidson County
Batch# 653193 DEEDWARR
06/09/2021 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20210609-0077745

WARRANTY DEED

BRIA SAWYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 5-7-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Kristin Wood
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2021.

Bria Sawyers
NOTARY PUBLIC

My commission expires: 5-7-2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dan Kasten and wife, Melinda Kasten 1977 Hawks Nest Drive Hermitage, TN 37076	Same address as new owner	098-06-0A-164.00 CO

FOR AND IN CONSIDERATION of the sum of Four Hundred Twenty Five Thousand and 00/100 Dollars ($425,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SONJA LYNDA KENT, SOLE HEIR OF JOSHUA K. SLAUGHTER**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DAN KASTEN AND WIFE, MELINDA KASTEN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, TN, Being Lot No. 148 on the Plan of Phase Two, Section A, Bridgewater, of record in Instrument No.20061207-0151485, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Joshua K. Slaughter, single man from George Dorch Jr. and Annette M. Dorch, husband and wife, by Warranty Deed dated 05/14/2018 and recorded 05/16/2018 in Instrument No. 20180516-0046683, Register's Office of said County. The said Joshua K. Slaughter died intestate on 2/17/2021. See Davidson County Probat Docket No. 21P465. Per Affidavits of Heirship recorded in Instrument No. _202106090077743_, and Instrument No. _202106090077744_, Sonja Lynda Kent is the sole heir of Joshua K. Slaughter.

The address of the herein described property is believed to be 1977 Hawks Nest Drive, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

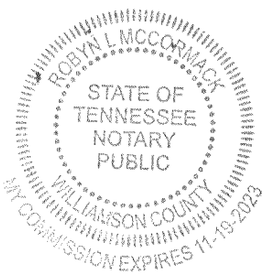
WITNESS MY/OUR HANDS, this the 1st day of June, 2021.

Sonja Lynda Kent
SONJA LYNDA KENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Sonja Lynda Kent, 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 and seal, this the 1st day of June, 2021.



Notary Public

Robyn L McCormack
Printed Notary Name

My commission expires: 11/19/23

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

