Karen Johnson Davidson County
Batch# 677806 DEEDWARR
07/15/2021 03:51:30 PM 5 pgs
Fees: $28.00 Taxes: $1,776.00
20210715-0095553

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $480,000.00

Affiant

Subscribed and sworn to before me, this 8th day of July, 2021.

Notary Public

My commission expires:
4/23/25

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Hubert M. Sluss, II **Heather E. Sluss**	Regions Bank d/b/a Regions Mtg.	01600016900 ?
2474 Union Hill Road	2050 Pkwy Office Circle	01600017800
Goodlettsville, TN 37072	RCU-6 Birmingham AL 35244	

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 ACKNOWLEDGE, WE,

Joshua Michaelson, unmarried man, and Stephanie Eisley, unmarried woman

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

Hubert M. Sluss, II and Heather E. Sluss, husband and wife

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:

TRACT 1:
The following is a composite Survey by Tennessee Surveyors - William Marlin Keel No. 990 dated November 1, 1988 and Marvin Thomas Wright No. 2094 dated June 25, 2015.

Land in Davidson County, Tennessee, Beginning at an Iron Rod (old), the most western corner of this tract, in the north margin (25 ft. ± from centerline) of Union Hill Rd. and said Iron Rod located 334 ft. southeast along the centerline from the centerline intersection of Union Hill Rd. and Lama Terra Drive and being the southwest corner of Parcel 01600016400 belonging to Shirley F. & John Epperson as shown in Deed Book 5793, Pg. 624. Bearing in the following description for Keel survey have been corrected to correlate with new survey of Wright and proceeding;
1) The following nine courses by Survey of Keel, with the southeast line of Epperson a curve the left having an Arc length of 41.34 ft., a radius of 25.00 ft., thence;
2) Continuing with Epperson then said Taylor - Parcel 01600017800 as shown in Deed Book 9918 - Pg. 642, N 60°07'37" E - 446.91 ft. to an Iron Rod (old), thence;
3) With Taylor, S 29°52'23" E - 113.22ft. to an Iron Rod (old), thence;
4) Continuing with Taylor, N 60°07'37" E - 511.30 ft. to an Iron Rod (old), thence;
5) Continuing with Taylor, N 39°22'08" E - 90.00 ft. to an Iron Rod (old) being a southwest corner of Parcel 01600020500 belonging to Sandra Gayle & Stephen Lee Carney as shown in Deed Book 8588 - Pg. 125, thence;
6) With the south line of Carney, S 76°35'52" E - 116.36 ft. to an Iron Rod (old) being the northwest corner of Parcel 01600020600 belonging to said Carney as shown in Deed Book 8924 - Pg. 287, thence;
7) With the southwest line of Carney, S 31°35'52" E - 130.00 ft. to an Iron Rod (old), thence;
8) Continuing with Carney, N 54°23'20" E - 188.21 ft. to an Iron Rod (old) being the northwest corner of Parcel 01600022200 belonging to Carolyn Allen and David Duran as shown in Instrument No. 20110203-0009820, thence;

9) With Allen/Duran, S 27°18'08" E - 420.00 ft. to an Iron Rod (old), thence;
10) The following twelve courses (with a fence) by Survey of Wright, continuing with Allen/Duran, S 54°08'24" E - 74.13 ft. to an Iron Rod (old) at a fence corner, thence;
11) A new set of lines the following ten courses, severing Taylor property, S 75°57'49" W - 81.55 ft., thence;
12) S 83°54'08" W - 58.89 ft. to a fence post, thence;
13) S 61°31'47" W - 16.31 ft. to a fence post, thence;
14) S 51°22'56" W - 102.88 ft. crossing a drain to a fence post, thence;
15) N 89°33'07" W - 25.70 ft. to a fence post, thence;
16) N 50°20'45" W - 11.53 ft. to a fence post, thence;
17) N 70°56'43" W - 46.45 ft. crossing drain again to a fence post, thence;
18) S 11°40'10" E - 44.20 ft. crossing drain again to a fence post, thence;
19) S 66°33'53" W - 69.80 ft. staying on south side of drain to a fence post, thence;
20) S 43°25'26" W - 17.77 ft. to a fence intersection in the northeast line of Parcel 01600007700 belonging to Sadie E. Pewitt as shown in Instrument No. 20090805-0073203 thence;
21) With the northeast line of Pewitt, N 40°37'23" W - 144.76 ft. to an Iron Rod (old), thence;
22) The following six courses by Survey of Keel, with a northwest line of Pewitt, S 46°14'44" W - 27.96 ft. to an Iron Rod (old) being the northeast corner of Parcel 01600017400 belonging to Charlene S. Williams as shown in Deed Book 6098 - Pg. 802, thence;
23) Continuing with Williams and then Parcel 01600016500 belonging to Donnie W. Toombs as shown in Instrument No. 20020909-0108760, N 40°40'18" W - 202.00 ft. to an Iron Rod (old), thence;
24) With the northwest line of Toombs, S 46°18'35" W - 457.97 ft. to an Iron Rod (old) being the northeast corner of Parcel 01600009400 belonging to Kristina & Roger D. Melton as shown in Instrument No. 20110906-0068727, thence;
25) With the northeast lines of Melton and then Parcel 01600009300 belonging to Amanda & Jason C. Harrison, N 32°27'02" W - 446.14 ft. to an Iron Rod (old), thence;
26) With the northwest line of Harrison, S 58°11'58" W - 394.85 ft. to an Iron Rod (old) in the north margin of Union Hill Rd., thence;
27) With said margin, N 27°54'40" W - 78.02 ft. to the Point of Beginning containing 9.533 Acres (415261 Sq. Ft.) more or less according to a survey by William Marlin Keel No. 990 and Marvin T. Wright R.L.S. # 2094 of Tennessee.

TRACT 2:
Land in the Second Civil District of Davidson County, Tennessee, as described according to a survey by M & K, Inc., Engineers and Surveyors, Job No. 1245 dated May 14, 1984 as follows:

Being Tract No 3 on said survey and beginning at a point in the Northwest corner of Lot 22 on the Plan of Ridgeview Estates, Section Two, Phase I, as of record in Plat Book 6900, page 181, R.O.D.C., Tennessee to the northeast corner of a 5.00 acre tract and located in the south margin of Lama Terra Drive; thence, leaving said south margin, between the 5.00 acres tract and said Lot 22 South 42 degrees 14 minutes 14 seconds East 537.22 feet to a point, this being the point of beginning for this described tract; thence, continuing along said line along the West line of Lots 24 & 25 on the Plan of Ridgeview Estates, Section Two, Phase II, as of record in Plat Book 6200, page 692, R.O.D.C., Tennessee, South 42 degrees 14 minutes 14 seconds East 352.73 feet to a point; said point being the common corner of Lot 25 and this tract; thence, along the following calls, South 35 degrees 43 minutes 90.0 feet; thence, South 56 degrees 28 minutes 29 seconds West 511.30 feet; thence, North 33 degrees 31 minutes 31 seconds West 113.22 feet to a point; thence, South 56 degrees 28 minutes 29 seconds West 181.0 feet to a point; thence, North 33 degrees 31 minutes 31 seconds 172.80 feet to a point; said point being the Southwest corner of Lot 59 on the Plan of Lama Terra, Section One, as of record in Plat Book 4860, page 33, R.O.D.C., Tennessee; Thence, along Lots 59 & 58 and the North line of this tract North 37 degrees 50 minutes 00 seconds East 370.30 feet to a point in the East line of Lot 58; thence, along the North line of this tract and the 5.00 acre tract previously mentioned, North 60 degrees 12 minutes 31 seconds East 372.27 feet to the point of beginning.

Being the same property conveyed to Joshua Michaelson, unmarried man and Stephanie Eisley, unmarried woman, by Warranty Deed from Glenda M. Taylor, a single woman, dated April 29, 2016, of record in Instrument No. 20160503-0043666, Register's Office for Davidson County, Tennessee. Sellers have since divorced.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 2474 Union Hill Road, Goodlettsville, TN 37072.

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 in 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. 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.

Joshua Michaelson Date: 7-8-21

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Joshua Michaelson, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2021.

NOTARY PUBLIC

My Commission Expires: 11/22/23

LELAND L. COLEMAN, JR.
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY

Stephanie Eisley Date: June 26, 2021

STATE OF CONNECTICUT

COUNTY OF NEW LONDON

Personally appeared before me, a Notary Public of said County and State, Stephanie Eisley, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of JUNE, 2021.

NOTARY PUBLIC NEFTALY MORALES JR

My Commission Expires: 10.31.2025

NEFTALY MORALES JR
Notary Public
Connecticut
My Commission Expires Oct 31, 2025

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 7/8/2021 (date of document).

Affiant Signature

7/14/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 14 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY