Karen Johnson Davidson County
Batch# 702886 DEEDQC
08/23/2021 12:13:45 PM 6 pgs
Fees: $33.00 Taxes: $277.50

20210823-0113592

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 75,000
_____, Affiant
Subscribed and sworn before me this the
23 Day of Aug, 2021.
A. Hayes, Deputy Register

This Instrument Prepared By: Jeff Slater at 6549 Holt Rd, Nashville, TN 37211, USA

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS THAT:

Frances Darlene Slater, married, of 6549 Holt Rd, (the "Grantor"), for and in consideration of 75,000.00 Dollars, does hereby sell, remise, release, and convey, as well as quitclaim, unto Jeffrey David Slater, married, of 6549 Holt Rd, (the "Grantee") as the sole tenant, the following described real estate located in the county of Davidson, State of Tennessee:

South side of Holt Rd. East of Edmonson Pk.

Being all or part of the same property described in the County Register's Deed book 20030616, Page 0082132.

~~TO HAVE AND TO HOLD~~ the aforesaid real estate, together with all the appurtenances and hereditaments attached to the property, unto the Grantee, Grantee's ~~heirs and assigns~~, forever.

IN WITNESS WHEREOF the Grantor has executed this instrument this 2nd day of January, 2021.

+.A.i.

Signed in the presence of:

Signature

Name

Frances Darlene Slater

Grantor Acknowledgement

STATE OF TENNESSEE

COUNTY OF Sumner

Before ~~me~~, TahraBurgett, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Frances Darlene Slater, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Quitclaim Deed, and acknowledged that they executed this Quitclaim Deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 9th day of February, 2021.

Tahra Burgett

Notary Public, the State of Tennessee

County of Sumner

My commission expires: 7/19/21

TAHRA BURGETT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES JULY 19, 2021

Register's Fee $ _____

New owner:
Mail Tax Notice to: Jeff Slater, 6549 Holt Rd

Parcel Number: 180 00 0 018.00

Spousal Acknowledgement

I, JEFF SLATER of DAVIDSON COUNTY, spouse of Frances Darlene Slater, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: _____

STATE OF TENNESSEE

COUNTY OF _____

Before me, Jacob Kachinko, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Jeff Slater, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this Spousal Acknowledgement, and acknowledged that they executed this Spousal Acknowledgement with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 11th day of November, 2020.

_____
Notary Public, the State of Tennessee

JACOB KACHINKO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

County of Davidson

My commission expires: 7-3-2023

Davidson County DEEDMRR
Recvd: 03/16/03 08:28 2pgs
Fees:13.00 Taxes:888.00
20030616-0082132

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF March, 2003.

Notary Public

NOTARY PUBLIC AT LARGE
MY COMMISSION EXPIRES: 5/30/04
AFFIX SEAL

B-SB-03-6549

THIS INSTRUMENT WAS PREPARED BY:
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP/PARCEL NUMBERS
Jeffrey D. Slater	Same	
6549 Holt Road (ADDRESS)	(ADDRESS)	180-00-18
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HEIRS OF JOE V. DOBBS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEFFREY D. SLATER AND WIFE, DARLENE SLATER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land lying in the 6th Civil District of said County and described according to a survey by Harold F. Morris, surveyor, made October 4, 1968, being more particularly described as follows: Tract No. 4 of the Marvin Moore Farm Subdivision, an unrecorded subdivision, Beginning at a point in the southerly margin of Holt Road; said point being a common corner of Tract #3 and Tract #4; thence with the said southerly margin of Holt Road south 88 degrees 35' east 214.0 feet to a point, said point being a common corner of Tract #4 and Tract #5; thence leaving said southerly margin of Holt Road south 1 degree 25' west 816.25 feet to a point; thence north 87 degrees 08' 48" west 214.06 feet to a point; thence north 1 degree 25' 0" east 810.83 feet to the point of beginning.

Being the same property conveyed to Joe V. Dobbs and wife, Buena M. Dobbs by Deed dated June 21, 1971 and filed for record in Book 4517, Page 201, Register's Office for Davidson County, Tennesssee. Said Buena M. Dobbs having predeceased Joe V. Dobbs.The Heirs of Joe V. Dobbs Estate (Docket No. 03P202, Probate Court of Davidson County, Tennessee), Barbara Updyke, Margaret Smith and Ollie James Peercy join in this instrument to convey any and all interest in and to said property.

This conveyance is subject to any and all existing easements and restrictions of record including those listed in Book 4276, page 705, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6549 Holt Road, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 18th day of March, 2003.

Barbara Updyke, Heir of the Estate of Joe V. Dobbs by Ollie James Peercy, attorney-in-fact

Barbara Updyke, Heir of the Estate of Joe V. Dobbs by Ollie James Peercy, attorney-in-fact

Margaret Smith, Heir of the Estate of Joe V. Dobbs by Ollie James Peercy, attorney-in-fact

Ollie James Peercy, Heir of the Estate of Joe V. Dobbs