Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 788750 DEEDWARR
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Fees: $23.00 Taxes: $3,607.50
20220112-0004423

39-B
File #22-1002

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Natalie Marie Slate fka Natalie Slate Frantz,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary Elizabeth McFarland, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

The following tract of land in Davidson County, Tennessee, described as follows:

Being a Tract of Land as Shown on Property Map 168, Assessor's Office, and Lying Wholly Within Davidson County, Metropolitan Nashville, Tennessee. Bounded in General by Hester Beasley Road on the South; Neil R. Mcdonald and S.G. Gwoda Trustee on the West; S.G. Gwoda Trustee, Annie S. Clayton, Boyde K. Jenkins, Paul H. Fletcher and Kenneth Monroe on the North; Margie Binkley, Frances Goldtrap and Hester Beasley Road on the East, More Particularly Described as Follows:

Beginning At A Witness Iron Pin Set On The North Side Of Hester Beasley Road In The East Line Of Neil R. Mcdonald (Ref. Instrument No. 20020326 Page 36431 R.O.D.C.) Thence Leaving Hester Beasley Road And With Mcdonald East Line North 2 Degrees 47 Minutes 02 Seconds East 815.18' To An Existing Iron Stake, The Southeast Corner Of S.D. Gowda Trustee (Instrument No. 20001102 Page 108991 R.O.D.C.); Thence Leaving Mcdonald And With Gowda's East Fence Line North 05 Degrees 23 Minutes 00 Seconds East 1065.60' To A Wood Fence Post; Thence Continuing With An Ancient Fence South 81 Degrees 27 Minutes 42 Seconds East Passing The Gowda's Corner At Approximately 90' And Continuing With Annie S. Clayton Trustee (Ref, Instrument No. 20030919 Page 138986 R.O.D.C.) And Boyde K. Jenkins (Ref. Deed Book 1372 Page 667 R.O.D.C.) And Paul H. Fletcher (Ref. Deed Book 5674 Page 995 R.O.D.C.) To A 12" Tree In A Fence And Paul H. Fletcher's South Line; Thence Continuing With Fletcher's Fence Line And Thence Kenneth Monroe (Ref. Instrument No. 20031020 Page 154903 R.O.D.C.) South 82 Degrees 12 Minutes 12 Seconds East 274.80' To An Existing Iron Pin In The Fence; Thence Continuing With Monroe South 64 Degrees 51 Minutes 05 Seconds East 317.14' To An Existing Iron Pin In The West Line Of Margie Binkley (Ref. Instrument No. 20021030 Page 132776 R.O.D.C.); Thence Leaving, Monroe And With Binkley's West Fence Line South 10 Degrees 34 Minutes 15 Seconds East Passing The Northwest Corner Of Frances Goldtrap (Ref. Instrument No. 20021030 Page 132777 R.O.D.C.) At 111.50' In All 380.44' To An Iron Pin Set In A Fence; Thence Continuing With Goldtrap's West Line South 06 Degrees 02 Minutes 17 Seconds East Passing An Existing Witness Iron Pin At 528.30' In All 602.40' To A Point In The Center Of Hester Beasley Road; Thence Leaving Goldtrap And With The Center Of Hester Beasley Road South 02 Degrees 41 Minutes 05 Seconds West 226.64' To A Point, The Northeast Corner Of Herman T. Claxton's 5.00 Acre Tract; Thence Leaving Hester Beasley Road And With The North And West Line Of Said 5.0 Acre Tract North 89 Degrees 44 Minutes 33 Seconds West Passing A Witness Iron Pin Set At 25.02' In All 491.93' To An Iron Pin Set; Thence South 00 Degrees 31 Minutes 35 Seconds West Passing A Witness Iron Pin Set At 516.61' In All 542.71' To A Point In The Center Of Hester Beasley Road; thence Leaving The 5.00 Acre Tract And With The Center Of Said Road With A Curve To The Right Having The Following Characteristics: Delta=21 Degrees 19 Minutes 53 Seconds; Radius=502.42'; Arc=187.05'; Tangent=94.62'; Chord=South 84 Degrees 54 Minutes 23 Seconds West 185.97 To A Point; Thence North 84 Degrees 25 Minutes 40 Seconds West 354.18' To A Point; Thence With A Curve To The Right Having The Following Characteristics: Delta=11 Degrees 52 Minutes 53 Seconds; Radius=720.76'; Arc=149.46'; Tangent=75.00';

Chord=North 78 Degrees 29 Minutes 13 Seconds West 149.19' To A Point; Thence North 72 Degrees 32 Minutes 49 Seconds West 96.33' To A Point; The Southeast Corner Of The Aforementioned Neil R. Mcdonald North 02 Degrees 47 Minutes 02 Seconds East 27.89' To The Point Of Beginning, Containing 45.19 Acres, More Or Less.

Being the same property conveyed to Natalie Slate Franz by Quitclaim deed from Herman T. Claxton and Frances O. Claxton of record in Instrument No. 20051206-0146570, Register's Office for Davidson County, Tennessee, dated November 18, 2005 and recorded on December 06, 2005.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is unimproved property, known as: 0 Hester Beasley, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Mary Elizabeth McFarland 1049 Stockett Dr., Nashville, TN 37221	NEW OWNER	168-00-0-265.00

WITNESS THE EXECUTION HEREOF this 4 day of January, 2022.

Natalie Marie Slate

State of Florida
County Leon

On this 4 day of January, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Natalie Marie Slate, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public State of Florida
Caroline M Durden
My Commission GG 363573
Expires 08/07/2023

Notary Public

My Commission Expires: 08/07/2023

State of Tennessee
County of Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 975,000.00.**

Affiant

Sworn and subscribed before me on this the 5th day of January, 2022.

Notary Public

My Commission Expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Diane March,** 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 this the 5th day of January, 2022.

Affiant Signature
Date 01/05/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5th day of January, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

