Karen Johnson Davidson County
Batch# 805089 DEEDWARR
02/14/2022 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20220214-0016957

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $650,000.00

Affiant

Subscribed and sworn to before me, this 24th day of January, 2022.

Notary Public
My commission expires:
4/17/2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Justin Sloat **Molly Sloat**	New Owner	**133070A00100CO**
115 McCall Street		
Nashville, TN 37211		

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,

Kurtis R. Lammers and wife, Emily E. Lammers

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

Justin Sloat and Molly Sloat, a married couple

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:

Land in Davidson County, Tennessee, being Unit A, of Homes at 3323 Dumas Drive, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20200929-0111667, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being a portion of the same property conveyed to Kurtis R. Lammers and wife, Emily E. Lammers, by Quitclaim Deed from Jeffrey Whitmore, and Kurtis R. Lammers and wife, Emily E. Lammers, dated October 5, 2020, of record in Instrument No. 20201104-0129096, in the Register's Office for Davidson County, Tennessee.

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 115 McCall Street, Nashville, TN 37211.

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.

Kurtis R. Lammers Date: 1/24/22

Emily E. Lammers Date: 1/24/22

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Kurtis R. Lammers and Emily E. Lammers, 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 24th day of January 2022.

NOTARY PUBLIC

My Commission Expires: 7/7/25

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2025 MARY E. LEEDOM

Tennessee Certification of Electronic Document

I, Emily Matheney, 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 1/24/2022 (date of document).

Affiant Signature

February 3, 2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5/20/2025

NOTARY'S SEAL

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXPIRES 5/20/2025

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