Karen Johnson Davidson County
Batch# 830740 DEEDWARR
03/29/2022 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $3,659.30
20220329-0036456

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $989,000.00. Affiant Subscribed and sworn to before me, this 16th day of March, 2022. Notary Public My commission expires: 7-7-2025

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Haley Miller	~~New Owner~~ Haley Miller	**180-00-0-018.00**
6549 Holt Road	6549 Holt Road	
Nashville, TN 37211	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 ACKNOWLEDGED, WE,

Jeffrey David Slater, a single man

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

Haley Madison Miller, an unmarried woman, and Shane Shortes, an unmarried woman, as tenants in common with rights of survivorship

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 lying in the 6th Civil District of Davidson 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 Jeffrey D. Slater and wife, Darlene Slater, by Warranty Deed, from Heirs of Joe V. Dobbs, dated March 18th, 2003, of record in Instrument No. 20030616-0082132, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Jeffrey David Slater, as the sole tenant, by Quitclaim Deed, pursuant to divorce, from Frances Darlene Slater, dated August 23rd, 2021, of record in Instrument No. 20210823-0113592, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 4276, Page 705, Register's Office for Davidson County, Tennessee.
Sanitary Sewer and/or Storm Drainage Easement of record in Book 10460, Page 438, in the Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 6549 Holt Road, 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 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 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.

Witness my/our hand(s) this 16th day of March, 2022.

Jeffrey David Slater

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Jeffrey David Slater, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of March, 2022.

Notary Signature
My commission expires:

RUSSELL J. MCCANN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/14/25
COUNTY OF WILLIAMSON

File #: 22-96
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Anna Bates 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 March 16, 2022 (date of document).

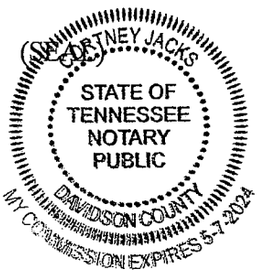
Anna Bates
Affiant Signature

March 16, 2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 of March, 2022.

(SEAL)



Notary's Signature
My Commission Expires: