Karen Johnson Davidson County
Batch# 833004 DEEDWARR
04/01/2022 09:57:55 AM 2 pgs
Fees: $13.00 Taxes: $1,502.57

20220401-0037842

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $406,100.00.
Amanda Bunn
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE THIS THE 31st day of March, 2022.
NOTARY PUBLIC
My commission expires: 10/26/24

CHRISTINE N MARON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Caroline Elizabeth Dean (NAME)	new owner (NAME)	108-08-0-009.00
3400 White Pine Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37214		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Carlie L. Sloan and Peyton J. Sloan, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Caroline Elizabeth Dean , an unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 169, as shown on the map entitled Section Two, Larchwood, of record in Book 5200, pages 57-59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CARLIE L. SLOAN AND PEYTON J. SLOAN, WIFE AND HUSBAND, by deed from RICHARD HERTEL AND VICKI HERTEL, HUSBAND AND WIFE, of record as Instrument No. 20201006-0115697, dated September 30, 2020, said Register's Office.

This property is __unimproved _X_improved property known as: 3400 White Pine Drive, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 31st day of March, 2022.

Carlie L. Sloan

Peyton J. Sloan

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carlie L. Sloan and Peyton J. Sloan, the herein bargainor, 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 and official seal, this the 31st day of March, 2022.

Notary Public
My Commission Expires: 4/20/23

