Karen Johnson Davidson County
Batch# 855760 DEEDWARR
05/16/2022 10:14:25 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20220516-0055797

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Nathan A. Sletner & Michelle M. K. Sletner
305 Oakcrest Court
Hermitage, TN 37076

SEND TAX BILL TO:
Bank of England, a corp.
P.O. Box 3490
Little Rock. AR 72203-3490

MAP/PARCEL 086-04-0A-012.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cecil C. Elliott, Jr., hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Michelle Sletner and Nathan Sletner, wife and husband, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Oakcrest Subdivision, Phase 1-B of record in Plat Book 6900, Page 385, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cecil C. Elliott, Jr. by Warranty Deed from J. Paul Shepherd and wife, Irma McCoy Shepherd of record in Instrument No. 20101209-0098098 Register's Office for Davidson County, Tennessee, dated December 03, 2010 and recorded on December 09, 2010.

This is improved property known as: **305 Oakcrest Court, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 13th day of May, 2022.

WITNESS MY HAND on this the 13th day of May, 2022.

Cecil C. Elliott, Jr. by Cecil C. Elliott, III, Attorney in Fact

Cecil C. Elliott, Jr. by Cecil C. Elliott, III,
Attorney – in - Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Cecil C. Elliott, III** as Power of Attorney for **Cecil C. Elliott, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein, contained and who further acknowledged that **Cecil C. Elliott, III** is the Power of Attorney of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and official seal at Wilson County, Tennessee, this 13 day of May, 2022.

NOTARY PUBLIC

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

My commission Expires: 3-2-25

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $450,000.00.

AFFIANT

Subscribed and sworn to before me this the 13th day of May, 2022.

NOTARY PUBLIC

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

My Commission Expires: 3-2-25

File No: 220232