Name and Address of New Owner:
Michael Hoover Schatzlein and Elizabeth Lea Schatzlein
1411 Richland Woods Lane
Brentwood, TN 37027

Send Tax Bills To:

This Instrument Prepared By:
Monarch Title, LLC
252 Jackson Meadows Drive
Suite 301
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 893843 DEEDWARR
07/26/2022 11:07:05 AM 2 pgs
Fees: $13.00 Taxes: $11,840.00
20220726-0085215

Map & Parcel No: 159-06-0A-012-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Daniel Brian Slezinger and Elizabeth Davis Slezinger, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Michael Hoover Schatzlein and Elizabeth Lea Schatzlein, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being all of Lot No. 12 of the Final Plat of Richlands Woods Subdivision, as shown by plat appearing of record in Instrument No. 20051128-0142574 of Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Daniel Brian Slezinger and Elizabeth Davis Slezinger, husband and wife from William Nigh and Elizabeth Nigh, husband and wife, by Warranty Deed dated 12/06/2019 and recorded 12/13/2019 in Instrument No. 20191213-0128615, Register's Office of said County.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of July, 2022.

Daniel Brian Slezinger (SEAL)

Elizabeth Davis Slezinger (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of July, 2022, before me personally appeared Daniel Brian Slezinger and Elizabeth Davis Slezinger, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of July, 2022.

Notary Signature
My commission expires: 11/6/2024

SHANNON ONEILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $3,200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 25th day of July, 2022.

Notary Signature
My commission expires: 11/6/2024

SHANNON ONEILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY