Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

(2)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 220741979

Karen Johnson Davidson County
Batch# 900826 **DEEDWARR**
08/09/2022 02:08:57 PM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20220809-0090585

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $345,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of August, 2022.

Notary Public
My Commission Expires: 6, 2024

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William Dale McArthur and William Garrett McArthur 1518 East Stewarts Lane Nashville TN 37218	New Owner	Tax Parcel ID No. 069-15-0-025.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher Slaughter, Jr., unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William G. McArthur, unmarried and William D. McArthur, unmarried, as joint tenants with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 13th Civil District of Davidson County, Tennessee, formerly the 23rd Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the plan of the lands of Richard Hyde, deceased, of record in Minute Book "H", pages 118 and 119, County Court for said County, described according to a survey made by Watkins and Murray, Surveyors, July 16, 1948, as follows:

BEGINNING on the easterly margin of Stewart Lane, at the northwest comer of the property conveyed to James J. Halpin and wife, by deed from Bernice Cato Baird, of record in Book 1562, Page 506, Register's Office for said County, thence with the easterly margin of Stewart Lane, North 60 degrees 30' east 100 feet to the southwest comer of Rollins lot, thence with Rollins south line, south 81 degrees east 437.7 feet thence south 33 degrees 30' east 120 feet to Halpin's northeast comer, thence with Halpins north line, north 83 degrees 10' west 519 feet to the easterly margin of Stewart Lane, the point of beginning, containing 1.02 acres, more or less.

Being the same property conveyed to Christopher Slaughter by 20030409-0047137 deed from Rosemary Frazier, unmarried of record in Instrument No. 20030409-0047137 Register's Office for Davidson County, Tennessee, dated March 31, 2003 and recorded on April 9, 2003.

Christopher Slaughter died intestate on June 2, 2020, unmarried and leaving 4 children, Christopher Slaughter, Jr., Sheteka Slaughter, Angela Slaughter and Christy Slaughter, according to Affidavit of Heirship recorded in Instrument No. 20210308-0029954, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher Slaughter, Jr. by Quitclaim Deed from Christopher Slaughter, Jr., Sheteka Slaughter, Angela Slaughter and Christy Slaughter of record in Instrument No. 20210308-0029955 Register's Office for Davidson County, Tennessee, dated February 25, 2021 and recorded on March 8, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Davidson County taxes for the year 2022, not yet liens, not yet due and payable.

Subdivision restrictions, building lines and easements of record in Plat Book H, page 118, in the Register's Office of Davidson County, Tennessee.

Easement(s) of record in Book 5920, Page 99 in the aforesaid Register's Office.

This is improved property located at 1518 East Stewarts Lane Nashville TN 37218

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of August, 2022.

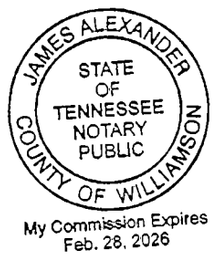
Christopher Slaughter, Jr.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Slaughter, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of August, 2022.

Notary Public
My Commission Expires:



My Commission Expires
Feb. 28, 2026