Karen Johnson Davidson County
Batch# 906916 DEEDWARR
08/24/2022 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $9,916.00
20220824-0095433

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220741976**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,680,000.00. Alice J Stewart Affiant Subscribed and sworn to before me, this 23rd day of August, 2022. Claire H. Jenkins Notary Public My Commission Expires: 10/2/23

CLAIRE H. JENKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Drew N. Sloan and Catherine T. Sloan 2211 Hampton Avenue Nashville TN 37215	Send Tax Bills To: Legacy Home Loans, LLC 4004 Hillsboro Pk Ste 216B Nashville, TN 37215	Tax Information: Tax Parcel ID No. 117 06 0 108.00

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, **Moni Advani and Stacey Advani, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Drew N. Sloan and Catherine T. Sloan, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being the Easterly 175 of the Westerly 200 feet of the Southerly part of Lot No. 22 on the Plat of Hillsboro Heights, not of record, described according to a survey made by W.B. Southgate, Engineer, May 1910, as follows:

Beginning at the Southeast corner of Hampton Avenue and 23rd Avenue South, thence with Southerly margin of Hampton Avenue Eastwardly 175 feet; thence Southwardly parallel with the Easterly margin of 23rd Avenue South, 340 feet more or less, the Northerly line of Lot No. 36; thence with said line Westwardly 175 feet to the Easterly margin of 23rd Avenue South; thence with said Avenue Northwardly 341 feet to the beginning.

Being the same property conveyed to Moni Advani and Stacey Advani, husband and wife, by Warranty Deed from Brennon A. Fitzpatrick, Successor Co-Trustee of the Fitzpatrick Tennessee Community Property Trust dated February 27, 2019, of record in Instrument No. 20210617-0081947, in the Register's Office for Davidson County, Tennessee, dated June 16, 2021, and recorded on June 17, 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.

Taxes for the year 2022 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

This is improved property located at 2211 Hampton Avenue Nashville TN 37215

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 23rd day of August, 2022.

Moni Advani

Stacey Advani

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 23rd day of August, 2022.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 8/23/22

GEORGE E. MUDTER, JR.
Dated 8/23/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 8/23/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

