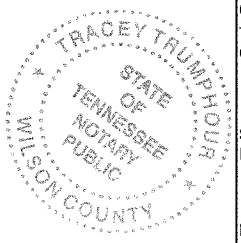
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3.8.2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy R. Slate	Timothy R. Slate	075-06-0-083
(NAME) 6003 Eugene Drive	(NAME) 6003 Eugene Drive	
(ADDRESS) Smyrna, TN 37167	(ADDRESS) Smyrna, TN 37167	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 930814 DEEDWARR
10/18/2022 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $714.10
20221018-0113672

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ***Kathy Bowman Lauder, an unmarried woman***, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto ***Timothy R. Slate and Leigh Ann Slate, husband and wife***, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 316, on the Plan of Hermitage Estates, Section II, as of record in Book 3700, Page 23, 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 Michael Dean Slate, married by Warranty Deed from Ivan D. Neal and wife, Alice P. Neal, dated 04/24/2003, of record in Instrument 20030507-0060995, Register's Office for Davidson County, Tennessee; being the same property conveyed to Michael Dean Slate by Quitclaim Deed from Gloria Slate, dated 04/24/2003, of record in Instrument 20030507-0060997, Register's Office for Davidson County, Tennessee. The said Michael Dean Slate died intestate on 07/24/2021, leaving the said Timothy Ray Slate and Kathy Bowman Lauder as his sole heirs at law as evidenced in Affidavit of Heirship recorded in Instrument 20220204-0013401 and 20220204-0013402 in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Kathy Bowman Lauder by Quitclaim Deed from Timothy Ray Slate, dated 01/28/2022, of record in Instrument 202202040013403, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2022 have been paid at closing, prorated and assumed by the Grantee herein, and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 3700, Page 23, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 3924, Page 25, and in Book 3952, Page 881, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4240 Nepal Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 17th day of October, 2022.

Kathy Bowman Lauder

Kathy Bowman Lauder

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathy Bowman Lauder, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of October, 2022.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10-11-22.

Tracey Trumphour
Affiant
Date: 10-11-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 11 day of October, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY