THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL DOCUMENT EXECUTED IN CONNECTION WITH THIS TRANSACTION.

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 936591 DEEDWARR
11/01/2022 01:04:59 PM 2 pgs
Fees: $13.00 Taxes: $6,382.50
20221101-0117875

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62872
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Daniel Caldwell Lucas, Jr. Carolyn Platt Lucas PO Box 3003 Brentwood, TN 37024	NEW OWNER

TAX MAP PARCEL NUMBERS: 13007008800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,725,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lisa Slinger, unmarried,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel Caldwell Lucas, Jr. and Carolyn Platt Lucas, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lots Nos. 209, 210, 217 and 218 on the Plan of Royal Oaks Land Company's Subdivision, as of record in Book 421, pages 102 and 103, Register's Office for said County, and described according to an unregistered plan of said subdivision made by W. B. Southgate, Surveyor, as follows:

Beginning at a point in the northerly margin of Trimble Road at a point 43 feet 3 inches east of the line between Lots Nos 217 and 210, being the southwest corner of part of Lots 217 and 218 conveyed to Joe Lloyd McAdams and wife, by deed from Royal Oaks Land Company; thence north along the line of the McAdams lot, 237 feet 3 inches to an iron pin in the dividing line between Lots Nos 209 and 218; being an inner corner of the McAdams lot; thence South 35 degrees 30 minutes West 33 feet 1 inch to an iron pin; thence southerly 250 feet, more or less, to an iron pin in the northerly margin of Trimble Road; thence easterly along the northerly margin of said road 93 feet 3 inches to the beginning.

ALSO, Land in Davidson County, Tennessee, being part of Los Nos 209 and 210 on the Plan of a part of the Royal Oaks Land Company's Subdivision of the Baker Tract, as of record i book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron stake in the northerly margin of Trimble Road (formerly 9th Street), 250 feet easterly from the easterly margin of Lynwood Blvd., 250 feet to an iron stake; thence eastwardly 100 feet to an iron stake; thence southwardly and parallel to said Lynwood Boulevard, 250 feet to a stake in the northerly margin of Trimble Road; thence with the northerly margin of Trimble Road, 100 feet to the beginning.

Being the same property conveyed to Jack L. Slinger and wife, Lisa J. Slinger, by Warranty Deed from Ken Luton and wife, Peggy A. Luton, dated September 17, 2003 and recorded on September 18, 2003, of record in Inst. No. 20030918-0138083, Register's Office for Davidson County, Tennessee. by Quitclaim Deed dated October 23, 2017, recorded November 22, 2017, of record in Inst. No. 20171122-0119900, said Register's Office, subject property was conveyed to Lisa Slinger, an unmarried woman, pursuant to the terms of the Final Decree of Divorce, Case No. 15D-353, in the Third Circuit Court for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2023, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 421, pages 102 and 103, said Register's Office; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4264, page 284, said Register's Office.

This is improved property, known as 3912 Trimble Road, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of October, 2022.

Lisa Slinger

Lisa Slinger

State of Tennessee

County of Davidson

On this 31st day of October, 2022, before me the undersigned authority, personally appeared Lisa Slinger, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,725,000.00.

Margaret Smith

Affiant

Sworn and subscribed before me this 31st day of October, 2022.

My Commission Expires: SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

S. Denise Woods

Notary