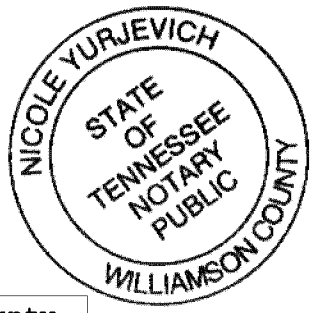


STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $539,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 5th day of January, 2023.

NOTARY PUBLIC

My commission expires: 3/29/25

Karen Johnson Davidson County
Batch# 961206 DEEDWARR
01/13/2023 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,994.30
20230113-0003157

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
David Slessinger and Michelle Steidi (NAME)	United Wholesale Mortgage (NAME)	012000160.00
7923 Old Springfield Pike (ADDRESS)	585 South Blvd E (ADDRESS)	
Goodlettsville, TN 37072	Pontiac, MI 48341	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **The Frank H. Newbern, Jr. and/or Anne L. Newbern Revocable Living Trust UAD February 4, 2003,** hereinafter called the **GRANTOR(S),** have/has bargained and sold, and by these presents do transfer and convey unto **David Slessinger , an unmarried person and Michelle Steidl, unmarried person, as tenants in common**, hereinafter called the **GRANTEE(S),** his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Lot 2 on the Plan of Denson Estates, as shown on plat of record in Plat Book 6200, Page 658, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to The Frank H. Newbern, Jr. and/or Anne L. Newbern Revocable Living Trust, UAD February 4, 2003, through Frank H. Newbern, Jr. and Anne L. Newbern by deed from Frank H. Newbern, Jr. and Anne L. Newbern of record in Instrument No. 20030205-0015739, said Register's Office.

See Certification of Trust of record in Instrument No. 202301130003156, said Register's Office.

This property is __unimproved _X_improved property known as: 7923 Old Springfield Pike, Goodlettsville, TN 37072.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the

premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 5th day of January, 2023.

The Frank H. Newbern, Jr. and/or Anne L. Newbern Revocable Living Trust Agreement UAD February 4, 2003

BY: Frank T. Newbern Successor Trustee
Frank T. Newbern, Successor Trustee

BY: John M. Newbern Successor Trustee
John M. Newbern, Successor Trustee

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 Frank T. Newbern and John M. Newbern with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves as Successor Trustees of The Frank H. Newbern, Jr. and/or Anne L. Newbern Revocable Living Trust Agreement UAD February 4, 2003, and in their capacity as such Successor Trustees, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of January, 2023.

Taylor Johnson
Notary Public
My Commission Expires: 3/19/2025

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the 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 January 5, 2023.

J. Carlton Drumwright

January 5, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 5, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY