Karen Johnson Davidson County
Batch# 972007 DEEDWARR
02/17/2023 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20230217-0011823

WARRANTY DEED

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Expires 01-28-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHG 2020 Irrevocable Trust UAD 12/7/2020	CHG 2020 Irrevocable Trust UAD 12/7/2020	115-12-0-016
(NAME)	(NAME)	
7347 Charlotte Pike	7347 Charlotte Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-5011	Nashville, TN 37209-5011	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 Jennifer Geny Slice and husband, Ryan Slice, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Flynn Doyle, Trustee of The CHG 2020 Irrevocable Trust UAD 12/7/2020, 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. 248 on the Plan of West Meade Farms, Inc., Section "H", as of record in Plat Book 2133, Page 17, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jennifer Geny, a single woman by Warranty Deed from Tracy Setchfield, an unmarried woman, dated 07/27/2020, of record in Instrument 20200730-0084186, Register's Office for Davidson County, Tennessee. Jennifer Geny is now known as Jennifer Geny Slice. Ryan Slice, husband of Jennifer Slice, joins in this conveyance for the purpose of conveying his marital interest, if any.

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 ☒ 709 Vosswood Drive, Nashville, TN 37205
(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 February, 2023.

Jennifer Geny Slice

Ryan Slice

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Geny Slice and husband, Ryan Slice, 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 February, 2023.

Notary Public:
My Commission Expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand 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 2-17-23.

Affiant
Date: 2-17-23

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 17th day of February, 2023

Notary Public

My Commission Expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024