WARRANTY DEED

Karen Johnson Davidson County
Batch# 997317 DEEDWARR
04/28/2023 09 14 22 AM 2 pgs
Fees $13 00 Taxes $2,812 00

20230428-0031361

KIM MURRAY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000 00

x Austin Edenburn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF APRIL, 2023

Kim Murray
Notary Public

MY COMMISSION EXPIRES 3/7/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Austin Edenburn		
(NAME)	(NAME)	
4806 B Michigan Avenue	New Owner	091 07 0 490 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DAVID ADAM SLACK AND STEPHANIE MARIE RENFROW, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AUSTIN EDENBURN, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 711, Block No. 108, on the No. 1 Plan of West Nashville, of record in Plat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said lots.

Being the same property conveyed to David Adam Slack and Stephanie Marie Renfrow, Husband and Wife, by Warranty Deed from Elliott Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20191002-0100376, in the Register's Office of Davidson County, Tennessee, dated September 30, 2019 and recorded on October 02, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4806 B Michigan Avenue, Nashville, TN 37209
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Witness my hand this 27 day of April, 2023.

DAVID ADAM SLACK

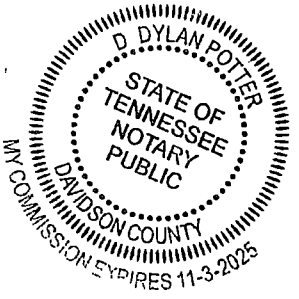
STEPHANIE MARIE RENFROW

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 David Adam Slack and Stephanie Marie Renfrow, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal this 27th day of April, 2023

Commission expires



Notary Public