Prepared by
Recorder
Chapman
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230644985

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,221,000 00

Affiant

Subscribed and sworn to before me, this 23rd day of June, 2023

Notary Public
My Commission Expires _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

Karen Johnson Davidson County
Batch# 1018835 DEEDWARR
06/26/2023 10 12 23 AM 2 pgs
Fees: $13 00 Taxes $8,217 70

20230626-0048336

WARRANTY DEED

Address New Owner:	Send Tax Bills To	Tax Information
Elizabeth Borchers Bruns	New Owner	Tax Parcel ID No
4409 Howell Place		130-02-0-159 00
Nashville TN 37205		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joanne Slaughter and Gary Slaughter, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Elizabeth Borchers Bruns**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows.

LAND in the 7th Civil District of Davidson County, Tennessee, in the City of Belle Meade, being the westerly 130 feet of Lot No 6 on the Plan of a subdivision of Lots Nos 12 and 13 and re-subdivision of Lots Nos. 10 and 11 of Belle Meade Plan No 2 as of record in Book 421, page 112, Register's Office for said County.

SAID part of Lot No 6 fronts 130 feet on the southerly side of Howell Place and runs back between parallel lines with the easterly margin of Jackson Boulevard 200 feet to a dead line.

Being the same property conveyed to GARY SLAUGHTER AND SPOUSE, JOANNE SLAUGHTER, by deed from ELIZABETH RUNYON-HASS, of record in Book 11358, page 953 , dated February 25, 1999 , said Register's Office.

Joanne Slaughter executes this Warranty Deed for and on behalf of herself and Gary Slaughter pursuant to a Power of Attorney recorded in Instrument No. 20230621-0046938, said Register's Office

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Matters shown on the Plan of record in Plat Book 421, page 112, said Register's Office

This is improved property located at 4409 Howell Place Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of June, 2023

Joanne Slaughter

Joanne Slaughter

Gary Slaughter by Joanne Slaughter his Attorney-in-Fact

Gary Slaughter by Joanne Slaughter, his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joanne Slaughter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Gary Slaughter and that she is authorized by Gary Slaughter to execute this instrument on his behalf

Witness my hand, at office, this 23rd day of June, 2023

Notary Public

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

My Commission Expires. _____