Karen Johnson Davidson County
Batch# 1021747 DEEDWARR
06/30/2023 03:46:30 PM 4 pgs
Fees: $23.00 Taxes: $1,017.13
20230630-0050371

Prepared by: Christina M. Bartee, BATSON NOLAN PLC, 105 Fifth Ave. West, Ste 201, Springfield, TN 37172 (615) 382-4420

AUBREY B. SALING

TO: *WARRANTY DEED*

MIKE SHLAGMAN

THIS WARRANTY DEED OF REALTY, executed as of the 29th day of June, 2023, by Grantor, AUBREY B. SALING, a married woman, to Grantees, MIKE SHLAGMAN and CAITLIN MASTRODONATO, husband and wife,

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, to have and to hold to them, as tenants by the entireties, and to their heirs and assigns forever, in fee simple, certain realty situated in Davidson County, Tennessee, and bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Bordeaux Hills, Section 4, as of record in Book 3600, Page 49, Register's Office for said County.

Said Lot No. 54 fronts 55.0 feet on the easterly side of Mexico Drive and extends back 124.84 feet on the northerly line and 124.7 feet on the southerly line to a dead line in the rear, measuring 55.0 feet thereon.

Being the same property conveyed to Aubrey B. Saling, a married woman, by Warranty Deed from Donnell E. Hayden, Sr., and wife, Makisha M. Hayden, dated April 14, 2023, recorded April 14, 2023 at 1:56 PM, appearing of record in Instrument No. 20230414-0027552, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Donnell E. Hayden, Sr., and wife, Makisha M. Hayden by Trustees Deed from Bill Herrman, dated April 6, 2001, recorded April 14, 2003 at 1:25 PM, appearing of record in Instrument No. 20030414-0049270, Register's Office for Davidson County, Tennessee.

The above-described property has never been occupied by or used as Grantor's marital residence.

The source of the above description is derived from previous instruments of record, no boundary survey having been made at the time of this conveyance.

That Grantor (1) covenants that she is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (a) 2023 taxes which are prorated and Grantees assume; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat of record; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record and in existence, if any in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

AUBREY B. SALING Grantor

STATE OF TENNESSEE :
COUNTY OF ROBERTSON :

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Aubrey B. Saling, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 29th day of June, 2023

My Commission Expires: 7/21/26

Sara J. McKinney
Notary Public

SARA J. McKINNEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Property Owners Name
and Mailing Address:

Mike Shlagman
Caitlin Mastrodonato
3218 Mexico Dr.
Nashville, TN, 37218

Person or Entity Responsible for
Payment of Property Taxes:

Ascend Federal Credit Union
520 Airpark Drive
Tullahoma, TN 37388

Property Address:
3218 Mexico Dr.
Nashville, TN, 37218

Map and Parcel No.
080-08-0-268.00

STATE OF TENNESSEE,
ROBERTSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $274,900.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant Pamela L. Schultz

Subscribed and sworn to before me this the 29th day of June, 2023.

Sara J. McKinney

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7/21/26

SARA J. McKINNEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Tennessee Certification of Electronic Document

I, Misty M. Newcomb, 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 June 29 2023 (date of document).

Affiant Signature

June 30 2023
Date

State of Tennessee

County of Cheatham

Sworn to and subscribed before me this 30 day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

