WARRANTY DEED

Karen Johnson Davidson County
Batch# 1026892 DEEDWARR
07/17/2023 11:04:30 AM 2 pgs
Fees: $13.00 Taxes: $4,532.50
20230717-0054633

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,225,000.00.

Randall L. Withrow
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 01/26/2025

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
SUMNER PRESLEY
COMMISSION EXPIRES JAN. 26, 2025
DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0288

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Randall L. Withrow	**Randall L. Withrow**	Map: 064030B12700CO
(NAME) 1432 Shannon Place	(NAME) **1432 Shannon Place**	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) **Old Hickory, TN 37138**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE MILLION TWO HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($1,225,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PATRICK L. SLOTA AND WIFE, LISA W. SLOTA,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RANDALL L. WITHROW, SINGLE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 140, on the Plan of Phase Nine, Brandywine Pointe, of record in Plat Book 9700, Page 184, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Patrick L. Slota and wife, Lisa W. Slota, by deed from John M. Pruitt and wife, Cathy H. Pruitt, of record in Instrument No. 20150508-0042187, dated May 1, 2015, Register's Office for said County.

This conveyance is made subject to: (1) 2023 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 184, said Register's Office; (3) Rules and Regulations of record in Instrument No. 20151207-0122778, in the Register's Office for Davidson County, Tennessee; (4) Land Lease for Clubhouse of record in Book 9128, Page 615, in the Register's Office for Davidson County, Tennessee; (5) PUD Boundary of record in Plat Book 7900, Page 156, in the Register's Office for Davidson County, Tennessee; (6) Easement for Parking and Ingress and Egress for Boat Dock of record in Book 11108, Page 555, in the Register's Office for Davidson County, Tennessee; (7) Charter for Homeowners Association of record in Book 9013, Page 39 and Book 9117, Page 77, in the Register's Office for Davidson County, Tennessee; (8) Restrictions for Boat Dock of record in Book 8659, Page 379, Book 9145, Page 957, Book 9576, Page 846, Book 9776, Page 427, Book 10684, Page 324, in the Register's Office for Davidson County, Tennessee; (9) Charter for Brandywine Point Dock Association of record in Book 8637, Page 563, in the Register's Office for Davidson County, Tennessee; (10) Sanitary Sewer Easement of record in Book 10693, Page 749 (ph 9), in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1432 Shannon Place, Old Hickory, TN 37138
(House No.) (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.

Witness our hands this 14th day of July, 2023.

Patrick L. Slota

Lisa W. Slota

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 Patrick L. Slota and Lisa W. Slota, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 14th day of July, 2023.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 14 day of July, 2023.

07/14/2023
Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 14 day of July, 2023.

Commission Expires: 09/02/2023

Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024

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