WARRANTY DEED

Karen Johnson Davidson County
Batch# 1033842 DEEDWARR
08/02/2023 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20230802-0059732

B-P-23-307

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Candrice C. Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2023.

Jacqueline D Brown
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JACQUELINE D. BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Candrice C. Smith and Adam L. Smith	New owner	
(NAME)	(NAME)	
307 Utley Drive	307 Utley Drive	**018-07-0-055-00**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072-1248	Goodlettsville, TN 37072-1248	
(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 consideration, the receipt of which is hereby acknowledged, **EMILY B. SLATON AND JASON O. SLATON, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CANDRICE C. SMITH AND ADAM L. SMITH, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 68 on the Plan of Connell Estates, Section 3 of record in Plat Book 3600, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emily B. Slaton and Jason O. Slaton, wife and husband by Warranty Deed from Sandra A. Burton, unmarried of record in Instrument No. 20161219-0132856 Register's Office for Davidson County, Tennessee, dated December 9, 2016 and recorded on December 19, 2016.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 31, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4805, Page 939, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **307 Utley Drive, Goodlettsville, Tennessee 37072-1248**.

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), their heirs and 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), 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 my/our hand(s) this the 31st DAY OF JULY, 2023.

Emily B. Slaton

Jason O. Slaton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY B. SLATON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of July, 2023.

Notary Public
My Commission Expires: 03.16.26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON O. SLATON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of July, 2023.

Notary Public
My Commission Expires: 03.16.26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Holly A. Mason, 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 ~~August~~ July 31, 2023.

Affiant Signature

8/2/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of August, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026