Karen Johnson Davidson County
Batch# 1037290 DEEDWARR
08/11/2023 11:27:30 AM 4 pgs
Fees: $23.00 Taxes: $1,683.50
20230811-0062449

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 800 Hingham Street, Suite 101N Rockland, MA 02370 881424 M-C-00273504-2 TO-17916 Tracey Haddad	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $455,000.00 Mary Affiant Subscribed and sworn to before me, this the 22nd day of July, 2023. Ashley Fort Notary Public My commission expires: 11/2/26 (Affix Seal) ASHLEY RAE FORT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: New Owner
NAME: Jared Allen Hubbard Kasey Ann Prater	NAME: Jared Allen Hubbard Kasey Ann Prater
STREET ADDRESS: 3249 East Lake Dr.	STREET ADDRESS: 3249 East Lake Dr.
MAP & PARCEL NO.: 108-12-0-238.00	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Christopher P. Slovan and Daniel G. Hemen, married to each other hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Jared Allen Hubbard, unmarried man and Kasey Ann Prater, unmarried woman

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 3249 East Lake Drive, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 22nd day of July, 2023.

x Christopher P. Slovan
Christopher P. Slovan

x Daniel G. Hemen
Daniel G. Hemen

State of Tennessee } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Christopher P. Slovan, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 22nd day of July, 2023.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 3-3-2025

Edward Faria
Notary Public
My commission expires 3-3-2025

State of Tennessee } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Daniel G. Hemen, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 22nd day of July, 2023.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 3-3-2025

Edward Faria
Notary Public
My commission expires 3-3-2025

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Section 5, Trailwood of record in Plat Book 6900, Page (s) 477 through 479 inclusive , in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 97 front 67.00 feet on the southwest margin of East Lake Drive and runs back 176.77 feet on the southeast line and 99.40 feet on the northwest line to a line to a line in the rear which measures 113.77 feet thereon.

Being the same property conveyed to Christopher P. Slovan, a single person by Warranty deed from Keith H. Rogers and wife, Stacy S. Rogers, formerly known as Stacy S. Haegert, of record in Instrument No. 20110419-0030227 Register's Office for Davidson County, Tennessee, dated April 15, 2011 and recorded on April 19, 2011. (Value of consideration shown in aforementioned deed $156,500.00.)

Tennessee Certification of Electronic Document

I, Margaret Philpott, 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 **8/7/2023** (date of document).

Affiant Signature

8/7/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **7** day of **AUGUST**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

