Karen Johnson Davidson County
Batch# 1039207 DEEDWARR
08/16/2023 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20230816-0063916

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

B Hunter
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/2/24
(AFFIX SEAL)

MICHELE SANFORD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rebecca McKnight	New Owner	Parcel ID: 075 06 0 083.00
(NAME) 4240 Nepal Dr	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Timothy R. Slate and Leigh Ann Slate, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rebecca McKnight, a single woman**, hereinafter called the Grantees, their heirs and assigns, a 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. 316, on the Plan of Hermitage Estates, Section II, as of record in Book 3700, Page 23, 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 Michael Dean Slate, married from Ivan D. Neal and wife, Alice P. Neal by Warranty Deed dated April 24, 2003 and recorded on May 7, 2003 in Instrument No. 20030507-0060995, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Michael Dean Slate from Gloria Slate by Quitclaim Deed dated April 24, 2003 and recorded on May 7, 2003 in Instrument No. 20030507-0060997, Register's Office for Davidson County, Tennessee. The said Michael Dean Slate, having since died on July 24, 2021, conveying interest to Kathy Bowman Lauder and Timothy Ray Slate as sole heirs of the Estate of Michael Dean Slate as per Affidavit of Heirship recorded February 4, 2022 in Instrument Nos. 20220204-0013401 and 20220204-0013402.

Further being the same property conveyed to Kathy Bowman Lauder from Timothy Ray Slate by Quitclaim Deed dated January 28, 2022 and recorded on February 4, 2022 in Instrument No. 20220204-0013403, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Timothy R. Slate and Leigh Ann Slate, husband and wife from Kathy Bowman Lauder, an unmarried woman by Warranty Deed dated October 17, 2022 and recorded on October 18, 2022 in Instrument No. 20221018-0113672, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4240 Nepal Dr, Hermitage, TN 37076

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 Aug, 2023

Timothy R. Slate

Leigh Ann Slate

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Timothy R. Slate and Leigh Ann Slate, husband and wife, the within named bargainor, 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 official seal, this the 14th day of August, 2023.

Notary Public

My Commission Expires: 6/29/27

(SEAL)

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Please Record and Return To:
Highland Title, LLC
879 GreenLea Blvd, Ste. 102
Gallatin, TN 37066

Certificate of Authenticity

I, **Brenda Huntsman**, 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 8/14/23.

Date

Brenda Huntsman

Affiant Signature

8/16/23

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16th day of August, 2023.

Notary's Signature

My Commission Expires: 7/2/24

Date

Notary's Seal (if on paper)

