Karen Johnson Davidson County
Batch# 1052388 DEEDWARR
09/21/2023 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,787.10
20230921-0074133

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $483,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF September, 2023.

Notary Public

MY COMMISSION EXPIRES: 08-10-2027

(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

File #23-PA-0111-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joshua T. Smith and Regan G. Vinson	**F&M Bank**	
(NAME)	(NAME)	
111 Hearthstone Manor Circle	**110 Westwood Place**	**160 15 0A 040.00**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Brentwood, TN 37027**	
(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, **JAMES CHRISTOPHER SLAUGHTER, EXECUTOR OF ESTATE OF CONSTANCE G. SLAUGHTER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REAGAN G VINSON, AN UNMARRIED PERSON, AND JOSHUA T SMITH, AN UNMARRIED PERSON, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** 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 Unit No. 40, on the Condominium Site Plan of Phase III, Hearthstone Manor, a Part of Hearthstone P.U.D., of record in Plat Book 6250, Page 493, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Constance G. Slaughter, unmarried, by Warranty Deed from Terri Grona also known as Terri F. Grona and now known as Terri F. Anderson, unmarried, of record in Instrument No. 20130910-0095372, in the Register's Office of Davidson County, Tennessee, dated September 06, 2013 and recorded on September 10, 2013. The said Constance G. Slaughter (also known as Constance Gayle Slaughter) having since died testate on May 22, 2023, as evidenced in Case No. 23P-1285, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), her Last Will and Testament ordering real property to be administered as part of her probate estate, subject to the control of the herein named Executor.

This conveyance is subject to:
*County of Davidson taxes for the year 2023 and thereafter, not yet due and payable.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Condominium Site Plan of Phase III, Hearthstone Manor, a Part of Hearthstone P.U.D., as recorded in Plat Book 6250, Page(s) 493.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised, Hearthstone Manor, a Part of Hearthstone P.U.D., as recorded in Plat Book 6200, Page(s) 642.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060510-0054690.

*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 11651, Page 270.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **111 Hearthstone Manor Circle, Brentwood, TN 37027**.

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 20th day of September, 2023.

Estate of Constance G. Slaughter

By: _____
James Christopher Slaughter, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of September, 2023, before me personally appeared James Christopher Slaughter, Executor of Estate of Constance G. Slaughter, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of September, 2023.

_____
Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** 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 this the 20th day of September, 2023.

Affiant Signature
Date 9/20/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20 day of September, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

