Karen Johnson Davidson County
Batch# 1056258 DEEDWARR
10/02/2023 02:29:30 PM 4 pgs
Fees: $23.00 Taxes: $1,554.00
20231002-0077335

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-21-26
(AFFIX SEAL)

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON 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)
Lagunas Ochoa Homes LLC	New Owner	Parcel ID: 072 12 0 126.00
(NAME)	(NAME)	
2100 Fernwood Dr	same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **Angela Nicol Misky f/k/a Angela Nicol Slate, Austin Slate, Kyler Slate and Kason Slate, heirs of Jason Slate**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lagunas Ochoa Homes LLC**, 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. 172 on the Plan of Dalewood Section 3, as of Record in Book 1835, Page 20, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James M. Slate and wife, Angela Lee Slate from Clifford Overby and wife, Joni Coleman Overby by Warranty Deed dated September 28, 1984 and recorded on October 11, 1984 in Book 6401, Page 329, Register's Office for Davidson County, Tennessee. The said James M. Slate and wife, Angela Lee Slate having divorced, with a copy of their Final Divorce Decree being of record in Book 7632, Page 727, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Clara Willis Byrd, Trustee from James M. Slate and wife, Angela Lee Slate and simultaneously being the same property conveyed to Angela Lee Slate by Clara Willis Byrd, Trustee by Quitclaim Deed dated January 19, 1989 and recorded on January 24, 1989 in Book 7757, Page 505, Register's Office for Davidson County, Tennessee.

The said Angela Lee Slate having died on or about September 1, 1995. Her Will being of record in Instrument No. 20000331-0032332 in which she devised said property to her father, William L. Troupe, Sr.

The said William L. Troupe, Sr. died Intestate on or about December 25, 2003. An Affidavit of Heirship having been recorded in Instrument No. 20070208-0016669 listing William L. Troupe, Jr., Eric Troupe and Jason Slate as his sole heirs at law.

Further being the same property conveyed to Eric Troupe and Jason Slate from William L. Troupe, Jr. by Quitclaim Deed dated July 20, 2004 and recorded on July 27, 2004 in Instrument No. 20040727-0089491, Register's Office for Davidson County, Tennessee.

The said Eric Troupe having since died on or about September 14, 2005. An Affidavit of Heirship having been recorded in Instrument No. 20150213-0013536 listing William L. Troupe, Jr. and Jason M. Slate as his only heirs at law.

Further being the same property conveyed to Jason Slate from William L. Troupe, Jr. by Quitclaim Deed dated January 21, 2015 and recorded on February 12, 2015 in Instrument No. 20150212-0013206, Register's Office for

Davidson County, Tennessee.

Further being the same property conveyed to Jason Slate from Angela Nicol Slate by Quitclaim Deed dated March 15, 2019 and recorded on March 29, 2019 in Instrument No. 20190329-0028340, Register's Office for Davidson County, Tennessee. The said Jason M. Slate having since died on March 2, 2023. See Affidavit of Heirship recorded on April 19, 2023 in Instrument No. 20230419-0028741, Register's Office for Davidson County, Tennessee, reflecting Angela Nicole Misky f/k/a Angela Nicole Slate, Austin Slate, Kyler Slate and Kason Slate as his only heirs at law.

Angela Nicol Misky, Guardian for the minor Kyler James Slate, by order in the Chancery Court for Robertson County, Tennessee, Docket No. CH23-CV-307, entered September 13, 2023.

Angela Nicol Misky, Guardian for the minor Kason Michael Slate, by order in the Chancery Court for Robertson County, Tennessee, Docket No. CH23-CV-308, entered September 11, 2023.

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 2100 Fernwood Dr, Nashville, TN 37216

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 September, 2023.

Angela Nicol Misky

Angela Nicol Misky

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Angela Nicol Misky, 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.

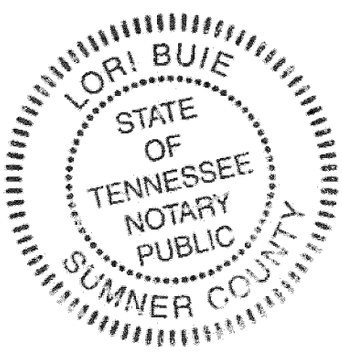
Witness my hand and official seal, this the 14th day of September, 2023.

Lori Buie

Notary Public

My Commission Expires: 6/29/27

(SEAL)



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

Austin Slate

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Austin Slate, 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 September, 2023.

Notary Public

My Commission Expires: 6/29/27

(SEAL)

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

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

Kyler Slate by Angela Nicol Misky / Guardian
Kyler Slate by Angela Nicol Misky

Kason Slate by Angela Nicol Misky / Guardian
Kason Slate by Angela Nicol Misky

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Angela Nicol Misky , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kyler Slate AND Kason Slate, as Guardian Ad Litem, and acknowledged that she executed the same as the free act and deed of Kyler Slate AND Kason Slate, for the purposes therein contained.

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

Notary Public

My Commission Expires: 6/29/27

(SEAL)

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 25, 2023.

J. Carlton Drumwright

September 25, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 25, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY