AFTER RECORDING RETURN TO:
Prominent Title
7365 East Kemper Road
Cincinnati, OH 45242
File No. 2023-50860

Karen Johnson Davidson County
Batch# 1063199 DEEDWARR
10/20/2023 12:06:30 PM 5 pgs
Fees: $28.00 Taxes: $3,451.36
20231020-0082437

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 105 01 0K 001.0

# WARRANTY DEED

THIS INDENTURE made and entered into on this 16 **day of** Oct, 2023 by and between **Christopher J. Dumont and Rachel G. Dumont, husband and wife,** residing at 1202 Tremont Avenue, Nashville, TN 37212, hereinafter referred to as Grantor(s) and **Elizabeth L. Dale Slater and Christopher J. Slater, as joint tenants with right of survivorship,** residing at 1202 Tremont Avenue, Nashville, TN 37212, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Nine Hundred Thirty Two Thousand Eight Hundred and 00/100 Dollars ($932,800.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 1202 Tremont Avenue, Nashville, TN 37212

Being the same property conveyed to Christopher J. Dumont and Rachel G. Dumont from Aspen Constructions Investments, LLC, a Tennessee Limited Liability Company, in a Warranty Deed dated 02/12/2016 and recorded 02/18/2016 under Document Number: 20160013505 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Christopher J. Dumont
**Christopher J. Dumont**

Rachel G. Dumont
**Rachel G. Dumont**

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Christopher J. Dumont and Rachel G. Dumont**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 16th day of October, 20 23.

Tanya Stafford
Notary Public

My Commission expires: 2-14-2024

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

## VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 932,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Rachel G. Dumont Christopher J. Dumont
Affiant

Print Name: RACHEL G. DUMONT CHRISTOPHER J. DUMONT.

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 16th day of October, 2023

Tanya Stafford
Notary Public
My Commission Expires: 2-14-2024

Name and address for person(s) responsible for taxes:

Elizabeth L. Dale Slater and Christopher J. Slater
1202 Tremont Avenue, Nashville, TN 37212

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Name and address of property owner:

Elizabeth L. Dale Slater and Christopher J. Slater
1202 Tremont Avenue, Nashville, TN 37212

**EXHIBIT A**
**LEGAL DESCRIPTION**

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS; TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 1202 OF THE 1202 TREMONT AVENUE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD AS INSTRUMENT NO. 20141028- 0099320, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS, AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS OF 1202 TREMONT AVENUE TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CONTAINED IN SAID DECLARATION, AND THE PLAT FILED AS EXHIBIT "C" TO SAID DECLARATION APPEARING IN INSTRUMENT NUMBER 20141028-0099320, AND BY-LAWS APPENDED THERETO AS EXHIBIT "B"; SAID REGISTER'S OFFICE, ARE INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

PARCEL ID NUMBER: 105 01 0K 001.0

Property Commonly Known As: 1202 Tremont Avenue, Nashville, TN 37212

**Tennessee Certification of Electronic Document**

I, Jenni Elam, 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 October 16, 2023 (date of document).

Affiant Signature

10.20.23
Date

STATE OF Ohio
COUNTY OF Hamilton

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

Notary's Signature

My Commission Expires: 1-12-2026

NOTARY'S SEAL

DAYNA PATRICK
Notary Public
State of Ohio
My Comm. Expires
January 12, 2026

Commission NO: 2021-RE-825017