NEW OWNER:
Talma R. Pilato and Kathryn Mary Pilato
4400 Belmont Park Terrace
Nashville, TN 37215

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 23-382

MAP & PARCEL
131 03 0B 132.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1066902 DEEDWARR
10/31/2023 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,724.68
20231031-0085223

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SEVEN HUNDRED THIRTY SIX THOUSAND FOUR HUNDRED AND 00/100 DOLLARS ($736,400.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Howard Slaughter and Julie Slaughter, husband and wife** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Talma R. Pilato and Kathryn Mary Pilato, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Building Site No. 132 on the Plan of Section Two, Arden Place of record in Plat Book 4675, Page 119, 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 Howard Slaughter and Julie Slaughter, husband and wife by Warranty Deed from Robert Whittle and wife, July Whittle of record as Instrument No. 20190418-0035712 in the Register's Office for Davidson County, Tennessee, dated April 17, 2019 and recorded on April 18, 2019.

Being also known as 4400 Belmont Park Terrace, Unit 132, Nashville, TN 37215

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 30th day of October, 2023.

HOWARD SLAUGHTER

JULIE SLAUGHTER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Howard Slaughter** and **Julie Slaughter**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of October, 2023.

NOTARY PUBLIC

My commission expires: 5-21-25

TODD A. TRESSLER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **736,400.00**.

AFFIANT

Sworn to and subscribed to before me this 30th day of October, 2023.

NOTARY PUBLIC

My commission expires: 4-12-27

NANCY T. SCHNEIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 30th day of Oct, 2023

K. Thomas Sidwell
Date: 10-30-23

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 30th day of Oct, 2023

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY