NEW OWNER:
Howard C. Slaughter
Julie Slaughter
4108 Lealand Lane
Nashville, TN 37204

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: 23-363

MAP & PARCEL
132-01-0-167.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1067147 DEEDWARR
11/01/2023 02:05:30 PM 4 pgs
Fees: $23.00 Taxes: $3,396.60
20231101-0085567

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **NINE HUNDRED EIGHTEEN THOUSAND AND 00/100 DOLLARS ($918,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Mary Margaret Moran, an unmarried woman** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Howard C. Slaughter and Julie Slaughter, husband and wife, joint tenants with rights of survivorship** ("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 Lot No. 173 on the Plan of Rolling Meadows of record in Plat Book 1424, Page (s) 98 and 99, 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 Mary M. Moran, unmarried by Warranty Deed from Charles C. Bradley, unmarried of record in Instrument No. 20020429-0052110 Register's Office for Davidson County, Tennessee, dated April, 26, 2002 and recorded on April, 29, 2002. Further being the same property conveyed to Robert Vanderspek and wife Mary Margaret Moran by Quitclaim Deed from Mary Margaret Moran of record in Instrument No. 20050902-0105644 Register's Office for Davidson County, Tennessee, dated August 04, 2005 and recorded on September 02, 2005.

Robert Vanderspek passed away on April 6, 2022, and had remained married to Mary Margaret Moran, without intervening legal separation or divorce from the time of acquisition of this property until his passing, thereby vesting all ownership interest in Mary Margaret Moran, the surviving tenant by the entirety.

NOTE: Mary Margaret Moran and Mary M. Moran are one and the same person.

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 Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor 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, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 27th day of October, 2023.

Mary Margaret Moran

STATE OF TN

COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 27th day of October, 2023.

NOTARY PUBLIC

My commission expires: 5-21-25

202311010085567

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The actual consideration or value, whichever is greater, for this transfer is $ **918,000.00.**

AFFIANT

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

NOTARY PUBLIC

My commission expires: 5-21-25

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 27, 2023.

Affiant Signature

07-25-23

Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me on this 25th day of July, 2023.

Notary Signature

My Commission Expires: 06-28-25

NOTARY'S SEAL:

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY