WARRANTY DEED

Karen Johnson Davidson County
Batch# 1067150 DEEDWARR
11/01/2023 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20231101-0085574

STATE OF Ohio
COUNTY OF Franklin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 3-11-2025
(AFFIX SEAL)

NOTARIAL SEAL MICHELLE BENNETT NOTARY PUBLIC STATE OF OHIO My Comm. Expires 03-11-2025

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC - 1321 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
David Everett and Katherine McCall	CapStar Bank	Parcel ID: 042-11-0-071.00 and
(NAME) 627 W Old Hickory Blvd.	(NAME) 2002 Richard Jones Road, Suite 300A	
(ADDRESS) Madison, TN 37115	(ADDRESS) Nashville, TN 37215	
(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, **Barbara Slate and John Slate, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David Everett and Katherine McCall, husband and wife**, 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 the 11th, formerly the 19th Civil District of Davidson County, Tennessee, being Lots Nos. 15, 16, 17 and 18 of Block "B" on the Plan of Marthonna, not of record, described according to a survey made by J.A. Mefford, Surveyor, December, 1937, as follows: beginning on the Southerly margin of Old Hickory Boulevard, formerly Halls Lane, at a point 200 feet East of the Easterly margin of Ezell Road West, said point being the corner of Lots 18 and 91; thence the line between said two lots Southwardly 246.6 feet to the Northerly line of Lot no. 27; thence with said line Easterly 100 feet to the corner of Lots nos. 14 and 15; thence with the line between said two lots Northwardly 245 feet to the Southerly margin of Old Hickory Boulevard; thence with said Boulevard Westerly 100 feet to the beginning, Tennessee.

Being the same property conveyed to Barbara Slate and John Slate, Wife and Husband from Joshua Smithson by Warranty Deed dated June 16, 2006 and recorded on June 21, 2006 in Instrument No. 20060621-0074005, Register's Office for Davidson County, Tennessee.

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 627 W Old Hickory Blvd., Madison, TN 37115

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 30 day of October 2023

Barbara Slate

John Slate

STATE OF OHIO

COUNTY OF Franklin

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Barbara Slate and John Slate, wife and husband, 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 30th day of October, 2023.

Notary Public

My Commission Expires: 3-11-2025

(SEAL)

NOTARIAL SEAL STATE OF OHIO

MICHELLE BENNETT
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
03-11-2025

Certificate of Authenticity

I, Tonya Loftin, 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 10/30/2023.

Date

Tonya Loftin
Affiant Signature

November 1, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 1st day of November, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)