Name and Address of New Owner:
WoodmontTN2023, LLC
27 8th St.
Monteagle, TN 37356

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 11608009600

Karen Johnson Davidson County
Batch# 1068134 DEEDWARR
11/03/2023 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $4,107.00
20231103-0086127

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **James M. Sloan, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **WoodmontTN2023, LLC, a Tennessee limited liability company,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 10, Block "A" on the Plan of Woodmont Lane Home Sites, as of record in Book 1130, Page 13, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James M. Sloan, unmarried by Warranty Deed from Cynthia L. Fernando, unmarried dated December 11th 1998 and recorded July 21st 2020 of record in Book 11254, Page 74 Register's Office for Davidson County, Tennessee.

Rahel M. Klapheke, wife of James M. Sloan, joins in the execution of this instrument for the purpose of relinquishing all of her rights, title and interest in and to this subject property.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2024 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 4019 Woodmont Boulevard, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of ~~August~~ Sept., 2023.

(SEAL)
James M. Sloan

(SEAL)
Rahel M. Klapheke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of ~~August~~ Sept., 2023, before me personally appeared James M. Sloan and Rahel M. Klapheke, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of ~~August~~ Sept., 2023.

Notary Signature
My commission expires: 03/09/2027

WILLIAM D CASTLEMAN JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,110,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 30th day of ~~August~~ Sept., 2023.

Notary Signature
My commission expires: 03/09/2027

WILLIAM D CASTLEMAN JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 9/28/23 (date of document).

Affiant Signature

9/28/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of Sept., 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

