WARRANTY DEED

Karen Johnson Davidson County
Batch# 1071888 DEEDWARR
11/15/2023 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $2,197.80
20231115-0088983

File No. DH-23-5564

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $594,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of November, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin King and Rebecca King	**Same as New Owner**	
(NAME)	(NAME)	
111 Lindsley Park Drive		083-09-0-461.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Garnett Houston Slatton, III, and Laine Slatton, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin King and Rebecca King, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Northerly 58.3 feet front of the South 108.3 feet of the West part of Lot No. 10 on the Map of Lindsley Park Addition as shown by plat of record in Plat Book 547, Page 76, in the Register's office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the East margin of Lindsley Park Drive, formerly Helen Avenue, 150.0 feet North of the Northeast corner of Lindsley Park Drive and Holly Street; thence, Northwestwardly with a curve and with the Easterly margin of Lindsley Park Drive 58.3 feet to a point; thence, East 178.4 feet to a point in the West line of a 28-foot strip of ground conveyed to Mrs. Julia A. Cunningham by deed from J.R. Melton, Trustee, et al, of record in Book 772, Page 368, Register's Office for Davidson County, Tennessee, said point also being 80.0 feet South of the most Northeasterly corner of Lot No. 10; thence South with Mrs. Julia A. Cunningham's West line 66.5 feet to a point; thence, Westwardly 167.3 feet to the point of beginning.

Being the same property conveyed to Garnett Houston Slatton III and Laine Slatton, husband and wife by Warranty Deed from Donnie Pollard, a married man of record in Instrument No. 20220224-0021453 Register's Office for Davidson County, Tennessee, dated February 22, 2022 and recorded on February 24, 2022.

This is property more commonly known as 111 Lindsley Park Drive, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 13th day of November, 2023.

Garnett Houston Slatton, III

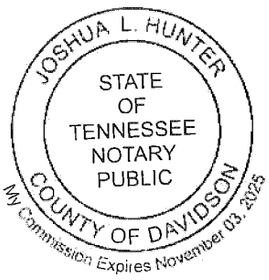
Laine Slatton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of November, 2023, before me personally appeared Garnett Houston Slatton, III and Laine Slatton, 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 13th day of November, 2023.

Notary Signature
My commission expires:



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **November 13, 2023**.

Date

D Hardwick

Affiant Signature

November 15, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15th** day of **November**, 20**23**.

Notary's Signature

My Commission Expires: 7/4/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026