WARRANTY DEED

Karen Johnson Davidson County
Batch# 1092309 DEEDWARR
01/23/2024 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20240123-0003931

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/15/27
(AFFIX SEAL)

TINA SHINN
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jesse Slack	New Owner	042-03-0-113.00
(NAME)	(NAME)	
517 E Campbell Road		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **we Matthew Alan Outman and Tracey Rochelle Outman, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jesse Slack and Katherine Slack, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 11th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Harvey Gee, Surveyor, dated April 15, 1963, as follows:

Beginning at an iron pin in the south margin of Campbell Road, 358.68 feet east of a concrete monument set at the radius of a curve into Ronnie Road, said point being 167 feet east from the northeast corner of the land conveyed to J.C. Thompson Construction Company, Inc., by deed recorded in Book 3345, page 239, Register's Office; thence with the margin of said Campbell Road, South 87° 01.5' East 156 feet to a point; thence South 2° 58.5' West 368.8 feet; thence South 79° 28.5' West 58.4 feet to a point; thence North 49° 17' West 125.47 feet to a point; thence North 2° 58.5' East 305.66 feet to the point of beginning.

Being the same property conveyed to Matthew Alan Outman and Tracey Rochelle Outman, husband and wife by Warranty Deed from Blue Collar Homes, LLC, a Nevada limited liability company, dated 07/20/2018, of record in Instrument 201807230071333, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 517 E Campbell Road, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 16th day of January, 2024.

Matthew Alan Outman

Tracey Rochelle Outman

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew Alan Outman and Tracey Rochelle Outman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of January, 2024.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certificate of Authenticity

I, Joshua A. Terry, 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 **1/16/2024**.

Affiant Signature – Joshua A. Terry

1/16/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on **1/16/2024**.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.10.27