Karen Johnson Davidson County
Batch# 1127862 DEEDWARR
04/26/2024 01:45:30 PM 5 pgs
Fees: $28.00 Taxes: $1,221.00
20240426-0030502

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF April, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-19-2027
(AFFIX SEAL)

LINZY B LEHN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2024-GTE-124

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Summer Cottrell	New Owner	059 10 0 062.00
(NAME) 730 Rowan Drive	(NAME)	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(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, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Twyla D. Crawford-Burks, a married woman and Frederick R. Sloss, an unmarried man** (the "**Grantors**"), have bargained and sold, and by these presents does hereby transfer, grant and convey to **Summer Cottrell, an unmarried person and Andrew M. Foreman, an unmarried person** (the "**Grantees**"), her heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A" attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2024 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 730 Rowan Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantors covenants with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with

Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantee, her heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 20th day of April, 2024.

GRANTORS:

Twyla D Crawford Burks
Twyla D. Crawford-Burks

STATE OF Wisconsin)

COUNTY OF Dane)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Twyla D. Crawford-Burks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 20 day of April, 2024.

ANTOINETTE NEAL
Notary Public
State of Wisconsin

Antoinette Neal ID # 239812
Notary Public

My Commission Expires: 2025

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

GRANTORS:

Frederick R Sloss

Frederick R. Sloss

STATE OF California)

COUNTY OF Los Angeles)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Frederick R. Sloss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 18th day of April, 2024.

WILLIAM LAWRENCE VOGES
Notary Public - California
Los Angeles County
Commission # 2466258
My Comm. Expires Oct 11, 2027

Notary Public

My Commission Expires: 10/11/2027

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 306 on the plan of SECTION 2, HAYNES MANOR, as of record in Book 3700, Page 88, Register's Office for said County.

Said Lot fronts 67.74 feet on the North side of Rowan Drive and runs back 130 feet on the East line and 130.1 feet on the West line, to a deadline in the rear on which it measures 63.59 feet.

Being the same property conveyed to Edwin B. Sloss, by Quitclaim Deed from Candyce Sloss, of record in Book 6725, Page 633, in the Register's Office of Davidson County, Tennessee, dated November 18, 1985, and recorded on December 04, 1985. The said Edwin B. Sloss died on December 15, 2021 [intestate], devising subject property to Twyla D. Crawford-Burks. See Probate Case No. 21P-2499, Davidson County Seventh Circuit Court, Probate Division.

Being the same property conveyed to Edwin B. Sloss and wife, Candyce Sloss, by Deed from Willie M. Appleton and wife Emma Jean Appleton, of record in Book 4469, Page 853, in the Register's Office of Davidson County, Tennessee, dated December 09, 1970, and recorded on December 30, 1970.

Pursuant to the Final Decree if Divorce, Candyce Sloss conveyed all of her interest to Edwin B. Sloss, Sr., by Quitclaim Deed of record in Book 6725, Page 633, in the Register's Office of Davidson County, Tennessee dated November 18, 1985.

Edwin B. Sloss, Sr. died on December 15, 2021, intestate. The Property is his sole heirs being Twyla D. Crawford-Burks and Frederick R. Sloss, his children. See Affidavit of Heirship Recorded in Instrument No. 202404260030502_____, Register's Office, Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Linzy Lehn, 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 4/23/2024 (date of document).

Affiant Signature

4/26/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 26 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

