Karen Johnson Davidson County
Batch# 1133886 DEEDWARR
05/13/2024 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20240513-0034899

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $349,900.00.

Affiant

Subscribed and sworn to before me, this 26th day of April, 2024.

Notary Public

My commission expires: 6/22/26

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
409 Sloan Rd LLC	409 Sloan Road LLC	103-08-0B-409.00-CO
409 Sloan Rd	683 Johnson Branch Road	
Nashville, TN 37209	Williamsport, TN 38487	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Rachel Wilson, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

409 Sloan Road LLC, a Tennessee limited liability company

(hereinafter called the "Grantee"), her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 409, Building C, together with the appurtenant interest in the common elements of Parklane Condominiums, Phase IV, a horizontal property regime established by Master Deed of record in Book 7646, page 264, Register's office for Davidson County Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Rachel Wilson by Warranty Deed from Lucinda S. Burch Mulherin, married of record in Instrument No. 20210601-0073387 Register's Office for Davidson County, Tennessee, dated May 26, 2021 and recorded on June 01, 2021.

This is improved property known as **409 Sloan Rd, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 26th day of April, 2024.

Rachel Wilson

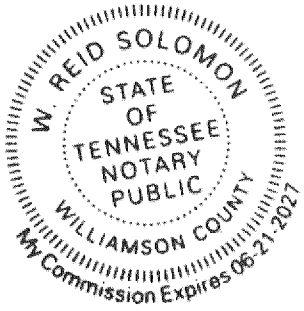
Rachel Wilson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Rachel Wilson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged thatshe executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 26th day of April, 2024.

Notary Public
My Commission Expires: _____



LTC File No. 24-001858-525

SP 11/2015

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 4/26/24 (date of document).

Affiant Signature

5/10/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of May, 2024.

Notary's Signature

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC SEAL
NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: 6/22/26