Karen Johnson Davidson County
Batch# 1155684 DEEDWARR
07/09/2024 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20240709-0051308

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/20/28

(AFFIX SEAL)

KAYLA TABOR NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

G-KW-24-007241

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Slandzicki and Kailey M. Slandzicki	New Owners	
(NAME)	(NAME)	**181-01-0A-198.00-CO**
7241 Sugarloaf Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 consideration, the receipt of which is hereby acknowledged, **MATTHEW GILLILAND AND WIFE, AND AMANDA GILLILAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL SLANDZICKI AND KAILEY M. SLANDZICKI, HUSBAND AND WIFE, AND ROBERT M. DREXLER, JR. AND PATRICIA F. DREXLER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Sugar Valley, Section Six, a Planned Unit Development, of record in Instrument No. 20020321-0034914, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Matthew Gilliland and Wife, Amanda Gilliland by Warranty Deed from Cindy Van Lu of record in Instrument No. 20170329-0030632 Register's Office for Davidson County, Tennessee, dated March 27, 2017 and recorded on March 29, 2017.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20020321-0034914, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11069, Page 14, Instrument Number 20020410-0044276 and Instrument No. 20040203-0013041, Register's Office for Davidson County, Tennessee.
- By-Laws of Sugar Valley HOA of record in Book 11069, Page 24, in the Register's Office for Davidson County, Tennessee.
- Charter of Sugar Valley HOA of record in Book 11069, Page 6, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas to Sugar Valley HOA of record in Instrument Number 20130523-0052431, in the Register's Office for Davidson County, Tennessee.
- Resolution of the Board of Directors of record in Instrument Number 20030224-0023733, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7241 Sugarloaf Drive, Nashville, Tennessee 37211**.

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), their heirs and 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), 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(s) this the 8 DAY OF JULY, 2024.

Matthew Gilliland

Amanda Gilliland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW GILLILAND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of July, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMANDA GILLILAND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of July, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, J. Trent Lehman, 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 7/8/24 (date of document).

Affiant Signature

7/8/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 8 day of July, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 9/21/25
Notary's Seal (if on paper)

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY