(1)

Karen Johnson
Batch # 1157919
07/15/2024 10:12:53 AM
Fees: $13.00 Taxes: $2,608.50

Davidson County
DEEDWARR
2 pgs

20240715-0052929

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
TN

The actual consideration or value, whichever is greater, for this transfer is $~~705~~,000.00

Affiant

Subscribed and sworn to before me, this 11th day of July, 2024.

Hillary Torrence
Notary Public
My commission expires:
12/16/2024

HILLARY TORRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Connor Jacobs **Abigail Bailey**	New Owner(s)	**129-08-0-070.00**
1046 Percy Werner Blvd		
Nashville, TN 37205		

FOR AND IN 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 ACKNOWLEDGE, WE,

Jordan Sluder, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Connor Jacobs and Abigail Bailey, husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 53, Plan of Warner Park Valley, Section 1, of record in Book 3600, Pages 12, 13, & 14, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Jordan Sluder, a married man, by Warranty Deed from Marsha R Jaffa, unmarried, dated September 18, 2019, of record in Instrument No. 20190923-0096446, in the Register's Office for Davidson County, Tennessee.

The undersigned, Zaniud Sluder, spouse of Jordan Sluder, joins in the execution of this instrument for the purpose of conveying to the Grantees all her right, title, claim, and interest in and to the above described property, including but not limited to, her homestead and any and all other marital rights.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1046 Percy Werner Blvd, Nashville, TN 37205.

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 in 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.

_____ Date: 7/11/24
Jordan Sluder

_____ Date: 7/11/24
Zaniub Sluder

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand, at office, this 11th day of July 2024.

_____
NOTARY PUBLIC

My Commission Expires: 7/7/25

MARY B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Return To: Ashworth & Rye, PLLC
237 2nd Avenue South
Franklin, TN 37064