Karen Johnson Davidson County
Batch# 1187730 DEEDWARR
09/30/2024 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20240930-0075567

KILEE THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26 day of September, 2024.

(Affix Seal) Notary Public

My Commission Expires: 8/8/2027

2024-08-2100

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Taryn Lindsey Cranford and Lucio Rubino 1518 Preston Drive Nashville, TN 37206	New Owner	Map/Parcel 072-16-0-167.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William Bowen Slade and Rachel Daniece Slade, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Taryn Lindsey Cranford, an unmarried woman, and Lucio Rubino, an unmarried man,** hereinafter called the GRANTEE, their heirs 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. 79 on the Plan of Part Two, Porter Heights of record in Plat Book 1424, Page 79, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Bowen Slade, single by Warranty Deed from Lauren Moore KNA Lauren Jones, a married woman of record in Instrument No. 20200609-0058732 Register's Office for Davidson County, Tennessee, dated May 12, 2020 and recorded on June 09, 2020.

Being the same property conveyed to William Bowen Slade and Rachel Daniece Slade, husband and wife by Quitclaim Deed from William Bowen Slade, now married of record in Instrument No. 20231130-0092416 Register's Office for Davidson County, Tennessee, dated November 27, 2023 and recorded on November 30, 2023.

This conveyance is subject to the following: Davidson County property taxes for 2024 have been prorated between the parties hereto and assumed by the Grantee, and property taxes for subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1518 Preston Drive, Nashville, TN 37206.

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, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the

same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the 26th day September, 2024.

William Bowen Slade

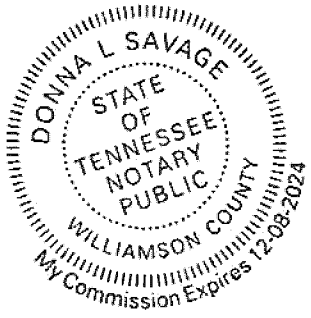
Rachel Daniece Slade

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of September, 2024, before me personally appeared William Bowen Slade and Rachel Daniece Slade, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of September, 2024.

Notary Signature
My commission expires:
12-08-2024



Certificate of Authenticity

I, Kilee Thornton, 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 **September 30, 2024**.

Date

Kilee Thornton

Affiant Signature

September 30,2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30** day of **September**, 20**24**.

Emily Manno

Notary's Signature

My Commission Expires: 05/05/2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025