ADDRESS NEW OWNER: Edwin Diaz Estrada
3011 Louise Drive
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 1198891 DEEDWARR
10/30/2024 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20241030-0083804

SEND TAX BILL TO: Acopia, LLC
306 Northcreek Boulevard, Suite 100
Goodlettsville, TN 37072

MAP-PARCEL NOS. 119 13 0 068.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Stacie Slay Smith and Monica Slay St. John, both individually and Stacie Monique Slay Smith and Monica Slay St. John, as Co-Executors of the Estate of Marie Allen Slay (the "Grantors"),** have bargained and sold, and by these presents do transfer and convey unto **Edwin Diaz Estrada, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 76 on the Plan of H.B. McNabb's Subdivision as of record in Book 1130, Page 64, Register's Office for said County.

According to a survey prepared by Hal R. Swann, Jr., Surveyor, Sept. 11, 1954, said Lot 76 is described as beginning at a point on the westerly margin of Louise Drive, at the common corner of Lots 75 and 76; thence with the margin of said Drive, northwardly 40.2 feet to the beginning of a curve; thence along said curve, northwestwardly 31.6 feet to a point on the southerly margin of Morton Street; thence with the margin of said street, westwardly 169.6 feet to a point; thence southwardly 60 feet to the common westerly corner of Lots 75 and 76; thence with the line between said Lots, eastwardly 188.1 feet to the beginning.

Being the same property conveyed to Troy Lee Slay and wife, Mary Marie Slay from M.L. Maxwell and Ethel Maxwell doing business as M.L. Maxwell Company by Warranty Deed dated October 21, 1954, of record in Book 2302, Page 427, Register's Office for Davidson County, Tennessee. Troy Lee Slay died December 28, 2014, leaving Mary Marie Slay as the sole surviving Tenant by the Entirety. See Quitclaim Deed of record in Instrument No. 20150806-0078670, Register's Office for Davidson County, Tennessee, conveying said property unto Marie A. Slay, unmarried, in order to create a sole tenancy. Mary Marie Slay was one and the same person as Marie A. Slay.

Marie A. Slay died testate on February 29, 2024, devising the property to Stacie Slay Smith and Monica Slay St. John, per the Last Will and Testament of Marie A. Slay, under Docket No. 24P787, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Marie A. Slay was one and the same person as Marie A. Slay, Marie Allen Slay, Mary Marie Slay, Marie Slay, Mary Slay, and Mary Marie Allen Slay.

Stacie Slay Smith is one and the same person as Stacie Monique Slay Smith.

Stacie Monique Slay Smith and Monica Slay St. John, as Co-Executors of the Estate of Marie Allen Slay join in this deed to convey any and all interest the said estate may have in the subject property and also to warrant that there are no matters affecting said estate that would result in an encumbrance against the subject property.

Grantors warrant that the subject property has never been used as a marital residence and is not subject to any marital rights therein.

This is property with a common address of 3011 Louise Drive, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and paid for by the Grantor at closing.(2) All matters appearing on the Plan of record in Book 1130, Page 64, Register's Office for Davidson County, Tennessee.(3) Subject to any and all city, county, and state requirements.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29th day of October 2024.

Stacie Slay Smith

Monica Slay St. John

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Stacie Slay Smith, individually, and Monica Slay St. John, individually, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal at office this 29th day of October 2024.

Notary Public
My Commission Expires: September 05, 2028

CHERYL BLAY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Stacie Monique Slay Smith, Co-Executor of the Estate of Marie Allen Slay

Monica Slay St. John, Co-Executor of the Estate of Marie Allen Slay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Stacie Monique Slay Smith and Monica Slay St. John, Co-Executors of the Estate of Marie Allen Slay, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal at office this 29th day of October 2024.

Notary Public
My Commission Expires: September 05, 2028

CHERYL BLAY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $250,000.00.

Edwin Diaz Estrada
Affiant

Subscribed and sworn before me this 29th day of October 2024.

Notary Public
My Commission Expires: September 05, 2028

CHERYL BLAY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

File No. 2409-122

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 **October 29th, 2024** (date of document).

Cindy S. Smith, Affiant

10/29/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 29th day of October, 2024.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026