This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Barry H. Landis et ux
5501 Cloverland Drive, #128
Brentwood, TN 37027

SEND TAX BILL TO:
Owner

MORTGAGEE:
None

Karen Johnson Davidson County
Batch# 1207274 DEEDWARR
11/20/2024 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20241120-0090645

Map/Parcel
#160-15-OC-023.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lea Ann Sluss, Robert Sluss and Amanda Sluss Gilchrist,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Barry H. Landis and Sarah J. Landis, 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 **Unit No. 128**, in **Cloverland Hall, a Horizontal Property Regime**, located at the corner of Old Hickory Boulevard, Cloverland Drive and Valley View Road, Brentwood, Davidson County, Tennessee, as shown on the condominium plat of Cloverland Hall, recorded in Instrument No. 20021101-0134432, Registers Office for Davidson County, Tennessee, and described in a Master Deed Establishing a Horizontal Property Regime of Cloverland Hall of record in Instrument No. 20021105-0135643, Registers Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Cloverland Hall contained in the Master Deed and By-Laws appended thereto of record in Instrument No. 20021105-0135643, as amended in Instrument No. 20090714-0065770 and Instrument No. 20210727-0100859, Registers Office Davidson County, Tennessee are incorporated in this deed by reference and made a part hereof the same as though copies herein, together with an undivided interest in common elements appurtenant to said unit as set forth in the Master Deed.

Being the same property conveyed to Brenda C. Sluss, married woman, by Warranty Deed dated August 26, 2013, from James Randall Durham and Tammy Durham of record in Instrument No. 20130904-0092926, Registers Office for Davidson County, Tennessee. Brenda C. Sluss died testate on December 13, 2023. Under the terms of her Last Will and Testament duly probated in the Chancery Court for Williamson County, Tennessee, Docket No. 24PR-13515, she devised her interest in the above property to her three children namely Lea Ann Sluss, Robert Sluss, and Amanda Sluss, now Amanda Sluss Gilchrist, as further evidenced by Estate Quitclaim Deed of record in Instrument No. 20240620-0046423, said Register's Office.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2024 and subsequent years.

This is **improved** property known as **5601 Cloverland Drive, Unit 128, Brentwood, Tennessee 37027.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 OUR HANDS, this the **15th** day of **November, 2024**.

Lea Ann Sluss

Robert Sluss

Amanda Sluss Gilchrist

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Lea Ann Sluss, Robert Sluss and Amanda Sluss Gilchrist**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of November, 2024.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

My Commission Expires: 12/18/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $605,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of November, 2024.

NOTARY PUBLIC

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 01-06-25

File No. 24107869

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 November 20, 2024.

Affiant

Date: 11/20/24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 20th day of November, 2024.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY