RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

PREPARED BY (AND RETURN TO).
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch # 1240199 DEEDWARR
02/24/2025 10 56 53 AM 3 pgs
Fees $18 00 Taxes $1,165 50
20250224-0013454

Christy Wilkins Ivey *Margaret H Taylor*

Ivey Title, LLC Ref: (DW) Title No . 63924
Dav Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Patrick Slota Lisa Slota 4505 Harding Pike #139 Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 116030B13900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$315,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Royal Oaks Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Patrick Slota and Lisa Slota, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows. **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No 139 of Royal Oaks Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 45, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Jonathan C Wall and Kesha J. Wall, by Warranty Deed from Kathryn S. Caudle, unmarried, dated September 4, 2013 and recorded on September 9, 2013, of record in Instrument No. 20130909-0094973, Register's Office for Davidson County, Tennessee; and being part of the same property conveyed to Jonathan C Wall, by Warranty Deed from Kesha J Wall, dated December 5, 2014, recorded August 12, 2015, of record in Instrument No. 20150812-0080480, said Register's Office. By Quitclaim Deed dated December 5, 2014, recorded August 21, 2015, of record in Instrument No 20150821-0084510, said Register's Office, subject proeprty was conveyed to Kesha J Wall, Trustee of the Wall Family Trust, dated December 5, 20214 Subject property was further conveyed to the Royal Oaks Trust by Quitclaim Deed dated November 15, 2024, recorded November 19, 2024, of record in Instrument No 20241119-0089474, said Register's Office

Description Reference. Described from information contained in recorded condominium documents

This conveyance is subject to Taxes for 2025, and subsequent years; The Plan of record in Book 5200, page 45, said Register's Office, shows an owner's certificate, minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description The provisions of the condominium Master Deed of record in Book 5282, page 972, amended in Book 5673, page 622, said Register's Office, which submits said

property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters Charter of 4505 Harding Road Homeowners Association of record in Book 5282, page 501, said Register's Office Permanent Maintenance Easement of record in Instrument No. 20160913-0096348, said Register's Office. Easement to Comcast of Nashville of record in Instrument No 20180309-0022567, said Register's Office.

This is improved property, known as 4505 Harding Pike, # 139, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of February, 2025.

Royal Oaks Trust

By: Kesha Wall Trustee
Kesha J. P. Wall, Trustee

State of Tennessee

County of Davidson

On this 21st day of February, 2025, before me the undersigned authority, personally appeared Royal Oaks Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

Notary

My Commission Expires

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $315,000.00

Affiant

Sworn and subscribed before me this 21 day of February, 2025.

Notary

My Commission Expires: _____

JOSEPH WHITE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
April 27, 2025
COUNTY OF WILLIAMSON