Warranty Deed

Karen Johnson Davidson County Batch# 1246191 DEEDWARR 03/14/2025 10:56:30 AM 3 pgs Fees: $18.00 Taxes: $1,994.30 20250314-0018831 NICIA TRAVIS Notary Public - Arkansas Pulaski County Commission 12706711 My Commission Expires Feb 7, 2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $539,000.00. Affiant Subscribed and sworn to before me, this the 28th day of February, 2025. Notary Public My commission expires: 2-7-2029

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Colin Slaughter and Claire Carney-Slaughter	New Owner	172-12-0A-090.00-CO
5516 Seesaw Road		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHRISTIAN R. HAPNER, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COLIN SLAUGHTER AND CLAIRE CARNEY-SLAUGHTER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 133 as shown on the map entitled the plan of Bradford Hills Subdivision, Section Five, of record in Plat Book 7900, Page 6, and amended in Plat Book 7900, Pages 287 and 288, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christian R. Hapner, a single person by Warranty Deed from Ashly H. Brick and Samuel G. Brick, wife and husband of record in Instrument No. 20141217-0115456 Register's Office for Davidson County, Tennessee, dated December 12, 2014 and recorded on December 17, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5516 Seesaw Road, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we 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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE ~~28th~~ 27th day of February, 2025.

Christian R. Hapner

STATE OF ARKANSAS
COUNTY OF Pulaski

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christian R. Hapner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of February, 2025.

Notary Public

My Commission Expires: 2-7-2029

NICIA TRAVIS
Notary Public - Arkansas
Pulaski County
Commission 12706711
My Commission Expires Feb 7, 2029

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Certificate of Authenticity

I, Amanda Maynor, 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

February 27, 2025.

Date

Affiant Signature

March 12, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **12** day of **March**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON