WARRANTY DEED

Karen Johnson
Batch # 1248686
03/20/2025 02 34 29 PM
Fees $13 00 Taxes $7,770 00

Davidson County
DEEDWARR
2 pgs

20250320-0020764

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBRA LEIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael L. Dagley	New Owner	116-04-0-168.00
(NAME)	(NAME)	
809 S. Wilson Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 James R Sleeva and Jane D Sleeva, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Michael L. Dagley, hereinafter called the GRANTEE(S), his/her/their 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 the southerly 25 feet of Lot 1 and the northerly 50 feet of Lot 2, Block "L" on the Plan of W. M. Cantrell's Subdivision of record in Plat Book 332, page 85, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Said parts of Lots 1 & 2 of Block "L" front together 75 feet on the westerly margin of South Wilson Boulevard, or Avenue, and extend back between parallel lines a distance of 250 feet to an alley.

Being the same property conveyed to James R. Sleeva and Jane D. Sleeva, husband and wife by Warranty Deed from John C. Harmuth and Jill Harmuth, husband and wife, dated 05/02/2005, of record in Instrument No. 20160503-0043621, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 809 S. Wilson Boulevard, Nashville, TN 37215
(House Number) (Street) (P O. Address) (City or Town) (Postal Zip)

File No.: 2541750
Warranty Deed TN

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 assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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 12th day of March, 2025.

James R Sleeva

Jane D Sleeva

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James R Sleeva and Jane D Sleeva, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and Official seal this 12th day of March, 2025.

Notary Public
My Commission Expires. _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

RETURN TO:
Stewart Title Company
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075