Karen Johnson Davidson County
Batch# 1260352 DEEDWARR
04/15/2025 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,418.95
20250415-0028860

ADDRESS NEW OWNER: Paul Tennison
Sarah Tennison
1060 Jacksons Valley Road
Hermitage, TN 37076

SEND TAX BILL TO: Rocket Mortgage, LLC
1050 Woodward Avenue
Detroit, MI 48226

MAP-PARCEL NOS. 08607004600

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, **Kelly E. Sloat, an unmarried woman** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Paul Tennison and Sarah Tennison, husband and wife** (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. 30 on the Plan of Phase I, Section Two, Jackson's Retreat of record in Plat Book 5200, Pages 334 and 335, and amended in Book 5972, Page 96, Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Kelly E. Sloat, a single woman, from Charles Williams and Natalie Williams, husband and wife, by Warranty Deed recorded on April 30, 2019, in Instrument No. 20190430-0040062, in the Register's Office for Davidson County, Tennessee.

Kelly E. Sloat is one and the same person as K.Sloat.

This is property with a common address of 1060 Jacksons Valley Road, Hermitage, TN 37076.

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 payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Plat Book 5200, Pages 334 and 335, Register's Office for Davidson County, Tennessee.(3) Declaration of Covenants, Conditions, and Restrictions of record in Book 5741, Page 360, said Register's Office.(4) Charter for Jackson's Retreat Homeowner's Association of record in Book 5745, Page 283, said Register's Office.

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 4 day of April 2025.

X K SLOAT

Kelly E. Sloat

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Kelly E. Sloat, an unmarried woman,** 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 his/her free act and deed.

Witness my hand and official seal at office this 4 day of April 2025.

Notary Public
My Commission Expires: 11.27.26

HOLLY SIMPSON
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
November 27, 2026

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater for this transfer is $383,500.00.

Affiant

Subscribed and sworn before me this 14th day of April 2025.

Notary Public
My Commission Expires: 4/22/2028

File No. 2503-041

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom 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 April 4, 2025.

Lissa Groom
Affiant
Date: April 4, 2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 4 day of April, 2025

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON