Prepared by
Record and Return to
Chapman and Rosenthal
10 Burton Hills Blvd., Suite
Nashville, TN 372

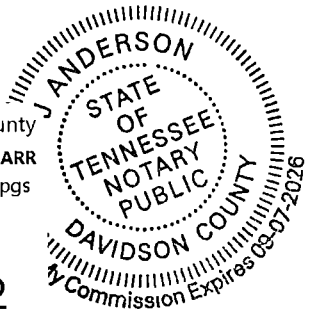
WARRANTY DEED

Karen Johnson
Batch # 1267331
05/01/2025 10 59 30 AM
Fees $13 00 Taxes $3,061 75



20250501-0033682

Davidson County
DEEDWARR
2 pgs



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $827,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF April, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Elizabeth Nichole Cook and Eric Wesley Wice	New Owner	
(NAME)	(NAME)	160 04 0 157 00
5316 Trousdale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, LOIS G. SLOAN, TRUSTEE OF THE SLOAN JOINT REVOCABLE LIVING TRUST AGREEMENT DATED MARCH 11, 1997**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIZABETH NICHOLE COOK AND ERIC WESLEY WICE, WIFE AND HUSBAND,** 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 Lot No. 44 on the Plan of BRENTVIEW HILLS, SECTION 7, as of record in Book 4175, Page 89, Register's Office for said County.

Said Lot No. 44 fronts a total of 125.00 feet on the Northeasterly side of Trousdale Drive, and extends back 217.85 feet on the Northwesterly line, and 218.0 feet on the Southeasterly line, to a line in the rear on which it measures 122.10 feet.

Being the same property conveyed to Jack N. Loan and wife, Lois G. Sloan, by Warranty Deed from Dunn & Dunn Construction Company, a partnership, of record in Book 4508, Page 560, in the Register's Office of Davidson County, Tennessee, dated June 2, 1971 and recorded on June 7, 1971.

Being the same property conveyed to Jack N. Loan and wife, Lois G. Sloan, Trustees U/A/D March 11, 1997 of The Sloan Joint Revocable Living Trust Agreement, by Quitclaim Deed from Jack N. Sloan and wife, Lois G. Sloan, Individually, of record in Book 10379, Page 147, in the Register's Office of Davidson County, Tennessee, dated March 11, 1997 and recorded on March 13, 1997. The said Jack N. Sloan died on February 11, 2014.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5316 Trousdale Drive, Nashville, TN 37220
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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

Witness my hand this 30th day of April, 2025

THE SLOAN JOINT REVOCABLE LIVING TRUST AGREEMENT DATED MARCH 11, 1997

BY x Lois G. Sloan

LOIS G SLOAN, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Lois G. Sloan with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of The Sloan Joint Revocable Living Trust Agreement dated March 11,1997, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 30 day of April, 2025.

Commission expires

HOLDEN MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09/08/2025

Notary Public

MO2025-406