ADDRESS NEW OWNER: C. Brian Shipp and Susan V. Shipp
148 Windsor Drive
Nashville, TN 37205

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 103-08-0-028.00

Karen Johnson Davidson County
Batch# 1271607 DEEDWARR
05/09/2025 03:50:30 PM 4 pgs
Fees: $23.00 Taxes: $2,183.00
20250509-0036815

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, **Stacie Slay Smith and Monica Slay St. John, both individually and Stacie Monique Slay Smith and Monica Slay St. John, as Co-Executors of the Estate of Marie Allen Slay** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **C. Brian Shipp and Susan V. Shipp, 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 the Easterly 25.25 feet front and 25 feet rear of Lot No. 7 and the Westerly 25 feet of Lot No. 8 on the Map of West End Annex, as of record in Book 332, Page 61, Register's Office for said County.

Said parts of Lots Nos.7 and 8 front together 50.25 feet on the northerly side of Minnesota Avenue or Murphy Road and run back 193.9 feet, more or less, to the southerly margin of an alley, measuring 50 feet thereon.

Being the same property conveyed to Troy Lee Slay and wife, Marie Slay, from William L. Morris and wife, Martha S. Morris, by Warranty Deed of record in Book 5314, Page 112, in the Register's Office for Davidson County, Tennessee. The said Troy Lee Slay died on December 27, 2014, leaving Marie Slay as the sole surviving tenant by the entirety. See Quitclaim Deed of record in Instrument No. 20150806-0078669, said Register's Office.

Marie A. Slay died testate on February 29, 2024, devising the property to Stacie Slay Smith and Monica Slay St. John, per the Last Will and Testament of Marie A. Slay, under Docket No. 24P787, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Marie A. Slay was one and the same person as Marie A. Slay, Marie Allen Slay, Mary Marie Slay, Marie Slay, Mary Slay, and Mary Marie Allen Slay.

Stacie Slay Smith is one and the same person as Stacie Monique Slay Smith.
Stacie Monique Slay Smith and Monica Slay St. John, as Co-Executors of the Estate of Marie Allen Slay join in this deed to convey any and all interest the said estate may have in the subject property and also to warrant that there are no matters affecting said estate that would result in an encumbrance against the subject property.

Grantors warrant that the subject property has never been used as a marital residence and is not subject to any marital rights therein.

This is property with a common address of 4106 Murphy Rd., Nashville, TN 37209.

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 Book 332, Page 61, Register's Office for Davidson County, Tennessee.(3) Murphy Road is AKA Minnesota Avenue.(4) Said parcel is subject to the rights of others regarding access to Alley No. 1190 as shown on the tax map.

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 9th day of May 2025.

Stacie Slay Smith

Monica Slay St. John

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Stacie Slay Smith, individually, and Monica Slay St. John, individually, 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 their free act and deed.

Witness my hand and official seal at office this 9th day of May 2025.

Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2028

Stacie Monique Slay Smith, Co-Executor of the Estate of Marie Allen Slay

Monica Slay St. John, Co-Executor of the Estate of Marie Allen Slay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Stacie Monique Slay Smith and Monica Slay St. John, Co-Executors of the Estate of Marie Allen Slay, 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 their free act and deed.

Witness my hand and official seal at office this 9th day of May 2025.

Notary Public
My Commission Expires:

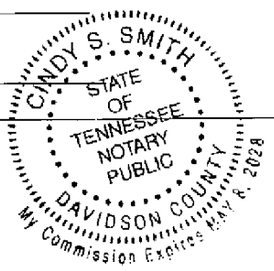
CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $590,000.00.

Affiant

Subscribed and sworn before me this 9th day of May 2025.

Notary Public
My Commission Expires:



File No. 2504-047

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law on May 9, 2025 (date of document).

Signature

05/09/2025

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 9th day of May 2025.

Notary Public
My Commission Expires:

KIMBERLY J. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2026