Karen Johnson Davidson County
Batch# 1277031 DEEDWARR
05/23/2025 07:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20250523-0040590

Prepared By and Return to:
Authority Title and Escrow
745 S Church St Ste 407
Murfreesboro, TN 37130
File Number: TN-25-2498

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $395,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of May, 2025.

Notary Public
My Commission Expires: 3.20.28

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
William Walton McCauley and Meredith Clarkson McCauley	Legacy Home Loans, LLC dba Steadfast Mortgage	133-03-0-027.00
3225 Holbrook Drive	2 Cadillac Drive	
Nashville, TN 37211	Brentwood, TN 37027	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ryan C. Slone and Jennifer W. Slone, husband and wife**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **William Walton McCauley and Meredith Clarkson McCauley, husband and wife**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Section One, Southlake of record in Plat Book 2083, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ryan C. Slone and Jennifer W. Slone, husband and wife by Warranty Deed from Terri Lee Tomlin, a single person of record in Instrument No. 20150114-0003841 Register's Office for Davidson County, Tennessee, dated January 9, 2015 and recorded on January 14, 2015.

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

This property is Improved property known as 3225 Holbrook Drive, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with 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, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 22nd day of May, 2025.

Ryan C. Slone

Jennifer W. Slone

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Ryan C. Slone and Jennifer W. Slone with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 22nd day of May, 2025.

Notary Public at Large
My Commission Expires: 12/2/28

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5/22/2025.

Affiant Signature

5/22/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of May, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

202505230040590