THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250550849** Karen Johnson Davidson County Batch# 1281719 DEEDWARR 06/05/2025 12:05:30 PM 3 pgs Fees: $18.00 Taxes: $6,105.00 20250605-0044296	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,650,000.00. Carmen Coats Affiant Subscribed and sworn to before me, this 29th day of May, 2025. John O Smuld Notary Public My Commission Expires: 12-19-2028 APRIL SUMRULL STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Murphree Shaw Flippen, Jr. 2501 Barton Avenue Nashville TN 37212	Pinnacle Bank 15025 Ballancroft Parkway Floor 2 Charlotte, NC 28277	Tax Parcel ID No. 104-11-0-256.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Erin Cooke and Elon Slutsky, wife and husband** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Murphree Shaw Flippen Jr., an unmarried man** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 56, as shown on the map entitled Plan of Bransford Realty Company's Subdivision of the Edgar Jones Home Place, of record in Plat Book 421, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ERIN COOKE and ELON SLUTSKY, WIFE AND HUSBAND, by deed from ELIZABETH ANNE WILDMAN, of record in Instrument No. 20200617-0063207, dated June 15, 2020, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 104-11-0-256.00.

Matters shown on the Plan of record in Plat Book 421, page 7, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20191223-0132190, said Register's Office.

This is improved property located at 2501 Barton Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of May, 2025.

Erin Cooke

Elon Slutsky by Erin Cooke, his Attorney-in-Fact

STATE OF ~~TENNESSEE~~ Colorado)
COUNTY OF ~~DAVIDSON~~ Denver)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Erin Cooke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Elon Slutsky and that she is authorized by Elon Slutsky to execute this instrument on his behalf.

Witness my hand, at office, this ~~29th~~ 28th day of May, 2025.

Notary Public

SHERYL SNYDER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034026007
MY COMMISSION EXPIRES 08/05/2027

My Commission Expires: 8/5/27

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 of the original document executed and authenticated according to law on May 29. 2025.

Affiant Signature

5th day of June, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

