Prepared by
Record and Return To:
Fidelity and Rosenthal Title, Inc
Burton Hills Blvd , Suite 130
Nashville, TN 37215

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24337-DJ

Karen Johnson
Batch # 1285132
06/17/2025 09 38 54 AM
Fees $18 00 Taxes $1,776 00
Davidson County
DEEDWARR
3 pgs
20250617-0047349

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $480,000 00.

Affiant

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

Subscribed and sworn to before me, this the 16 day of June, 2025.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kelsey Sloan & Abbigail Sloan 323 Blue Hills Dr. Nashville, TN 37214	New Owner	095-11-0-031

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Shirley Leanne Thomas, unmarried** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kelsey Sloan and Abbigail Sloan,** husband & wife , hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 57 on the Plan of Merry Oaks, as of record in Book 1835, page 67 and 68, Register's Office for said County, and a part of an unnumbered tract lying easterly and in the rear of the same, described together as follows:

Beginning at a point in the east margin of Blue Hills Road, at the corner of Lots 56 and 57; thence with the line between said lots, easterly 143.2 feet to a point and continuing easterly 50.3 feet to a point; thence South 3 deg 10 min. East 133.3 feet to the north margin of Cloverdale Road; thence with the margin of the same, westerly 35.5 feet to a concrete monument at the southeast corner of Lot No. 57; continuing with the margin of said Road in a westerly direction 148.6 feet to the beginning of a curve; thence around said curve, northwesterly 69.2 feet to the east margin of Blue Hills Road; thence with the margin of the same, northerly 57.8 feet to the point of beginning.

Being all of the property conveyed to Shirley LeAnne Thomas, unmarried, by deed from Shirley LeAnne Fink Thomas, Gregory Dodson Fink and Michael M Castellarin, heirs to the Estate of Avo W. Fink, of record in Instrument No. 20110706-0051766, Register's Office for Davidson County, Tennessee, dated June 27, 2011 and recorded on July 6, 2011.

This Instrument executed on behalf of Shirley Leanne Thomas ("Principal") by Kathy Giannotti pursuant to the Power of Attorney of record in Instrument Number 20250617-0047348 , Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **323 Blue Hills Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 5th day of June, 2025.

GRANTOR:

Shirley Leann Thomas by Kathy Giannotti, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kathy Giannotti the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Shirley Leann Thomas ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 5th day of June, 2025.

Notary Public
My Commission expires: 5-9-26

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

EXHIBIT "A"
TO Warranty Deed
From: Shirley Leann Thomas

STATE OF ~~NEVADA~~ Tennessee
COUNTY OF Wilson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 5th day of June, 2025.

Notary Public
My Commission Expires: 5-9-26

MICHAEL FERRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026