THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P25-16965-BW	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $404,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF June 2025. Notary Public MY COMMISSION EXPIRES: 3-20-28 (AFFIX SEAL)

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1294305 DEEDWARR
07/07/2025 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,494.80
20250707-0053181

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Matthew Delk and Coral Morales	Lending Hand Mortgage LLC	
659 Huntington Pkwy	510 Lentz Drive	161-10-0-035.00
Nashville, TN 37211	Madison, TN 38115	
(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, WE, **Ophelia K. Sliger**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Matthew Delk and Coral Morales, husband and wife**

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. 82 on the Map of Huntington Park, Section I, as of record in Book 4175, Page 10, Register's Office for Davidson County, Tennessee.

Said Lot No. 82 fronts 75.0 feet on the southerly side of Huntington Parkway and extends back 160.0 feet between parallel lines to rear line, measuring 75.0 feet thereon.

Being the same property conveyed to Hugh David Sliger and wife, Ophelia K. Sliger by Warranty Deed from Carl W. Smithson and William H. Smithson, partners d/b/a Smithson Construction Company of record in Book 4356, page 24, Register's Office for Davidson County, Tennessee, dated August 06, 1969 and recorded on August 07, 1969.

Hugh David Sliger died on or about January 30, 2000, leaving Ophelia K. Sliger the surviving tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **659 Huntington Pkwy, 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 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 the 27 day of June, 2025.

OPHELIA K. SLIGER BY Michael David Sliger, ATTORNEY-IN-FACT

Ophelia K. Sliger
by Michael David Sliger, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael David Sliger** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Ophelia K. Sliger**, as her Attorney-in-Fact, as the free act and deed of the within named **Ophelia K. Sliger**.

Witness my hand and official seal this the 27 day of June, 2025.

My Commission expires 7/3/28

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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 6/27/2025.

Affiant Signature

7/3/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3 day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY