Karen Johnson Davidson County
Batch# 1298531 DEEDWARR
07/17/2025 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250717-0056595

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/05/2028
DAVIDSON COUNTY

File Number: 25030067

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this 17 day of July, 2025.

Notary Public
My Commission Expires: 9-5-2028

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
CYC, LLC, a Tennessee Limited Liability Company	CYC, LLC, a Tennessee Limited Liability Company	095-02-0-124.00
P.O Box 1633	P.O. Box 1633	
Mt. Juliet, TN 37121	Mt. Juliet, TN 37121	

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, Keith Brian Slattery, Successor Trustee of The Gary E. Slattery Living Trust, dated February 10, 2023, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to CYC, LLC, a Tennessee Limited Liability Company, 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. 7, on the Plan of Walnut Grove, of record in Plat Book 2133, Page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gary Edward Slattery, Trustee of the Gary E. Slattery Living Trust Dated February 10, 2023 by Quitclaim Deed from Gary Slattery, a single man, an unmarried man of record in Instrument No. 20230227-0013504 Register's Office for Davidson County, Tennessee, dated February 20, 2023 and recorded on February 27, 2023.

Gary Edward Slattery died on or about September 30, 2024. Upon his death, Keith Brian Slattery became the Successor Trustee of The Gary E. Slattery Living Trust dated February 10, 2023 as evidenced in that Certification of Trust being recorded simultaneously herewith.

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 2211 June Drive, Nashville, TN 37214.
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 seised 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 14th day of July, 2025.

The Gary E. Slattery Living Trust dated February 10, 2023

Keith Brian Slattery, Successor Trustee

State of NY
County of ULSTER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Keith Brian Slattery, the within named Successor Trustee of the Gary E. Slattery Living Trust dated February 10, 2023, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who is authorized to do so pursuant to the provisions of the Trust.

Witness my hand and official seal this 14th day of July, 2025.

Notary Public at Large
My Commission Expires:

DAWN M BEY
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BE0026913
Qualified in Ulster County
Commission Expires July 17, 2028

Certificate of Authenticity

I, Holly A. Mason, 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 July 17 2025.

Affiant Signature

7/17/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 17 day of July, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

