Karen Johnson Davidson County
Batch# 1310037 DEEDWARR
08/14/2025 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250814-0064682

ANNA N. DOLAN TENNESSEE NOTARY PUBLIC My Comm Exp. July 17, 2028 COUNTY OF WILLIAMSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $400,000.00 Affiant Subscribed and sworn to before me, this 13th day of August, 2025. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael W. Thompson	**New Owner**	**147-01-0-201.00**
313 Gaywood Drive		
Nashville, TN 37211		

FOR AND IN 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 ACKNOWLEDGE, WE,

John P. Slagle, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael W. Thompson, an unmarried man

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. 305 on the Plan of Caldwell Hall, Section Two of record in Book 2900, Page 96, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 80 feet on the south side of Gaywood Drive and runs back 169.4 feet on the west line and 170.8 feet on the east line to a dead line in the rear on which it measures 80 feet.

Being all of the property conveyed to John P. Slagle and wife, Dorothy S. Slagle, by Warranty Deed from The Kennedy Corp., of record in Book 3284, Page 467, dated October 3, 1961, in the Register's Office for Davidson County, Tennessee. Dorothy S. Slagle having died December 19, 2017, and title vested solely in John P. Slagle.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 2900, Page 96, Register's Office for Davidson, Tennessee.10. Restrictive covenants contained in an instrument of record in Book 1788, Page 108 and Book 3097, Page 407, Register's Office for Davidson County, Tennessee.
c. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 313 Gaywood 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 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/our hand(s) this 13th day of August, 2025.

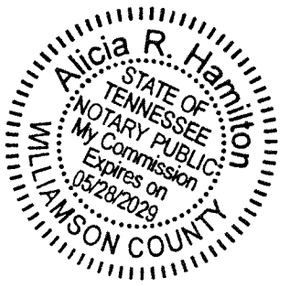
John P. Slagle

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **John P. Slagle,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of August, 2025.

Notary Signature
My commission expires:



File #: **25-214**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Alicia Hamilton, 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

8/13/25.
Date

Affiant Signature

8/13/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13th day of Aug, 2025.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ANNA N. DOLAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 17, 2028
COUNTY OF WILLIAMSON