Karen Johnson Davidson County
Batch# 1313143 DEEDWARR
08/21/2025 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20250821-0067085

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 250751759

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $635,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of August, 2025.

BARBARA A. MCGINTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 9-7-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Ina 4714 Abbay Dr Nashville TN 37211	New Owner	Tax Parcel ID No. 133-14-0-023.00

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, **Stephan Slowey and Shelby Slowey, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Ina, married man**, ("Grantees"), its 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 No. 5 on the Plan of Abbay Hall, Section 1 of record in Plat Book 2331, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephan Slowey and Shelby Slowey, husband and wife as tenants by the entirety by Quitclaim deed from Stephan Slowey married to Shelby Slowey of record in Instrument No. 20190423-0037055 Register's Office for Davidson County, Tennessee, dated April 13, 2019 and recorded on April 23, 2019.

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.

Taxes for the year 2025, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page 18, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2345, Page 514, as amended in Book 2393, Page 627, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 4714 Abbay Dr Nashville TN 37211

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 21st day of August, 2025.

Stephan Slowey

Shelby Slowey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephan Slowey and Shelby Slowey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of August, 2025.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Barbara McGinty, 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 August 21, 2025 (date of document).

Affiant Signature

Date 8-21-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21st day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp 2/27/2029
COUNTY OF SUMNER