Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

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

CRT File No. 250852023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $310,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of September, 2025.

Notary Public
My Commission Expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep 21, 2026

Karen Johnson
Batch # 1328622
10/01/2025 10:47:13 AM
Fees: $13.00 Taxes: $1,147.00
Davidson County
DEEDWARR
2 pgs
20251001-0078082

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kylie Sanzo 1427 Ocoee Trail Madison TN 37115	New Owner	Tax Parcel ID No. 053 14 0 069.00

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, **Marshella Brown nka Marshella Slaughter, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kylie Sanzo, unmarried and Meagen Skelton, married, joint tenants with right of survivorship** ("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. 181 on the Plan of NAWAKWA HILLS, POWWOW ADDITION, SECTION 6, not of record.

Said lot No 181 fronts 50 feet on the Easterly side of Ocoee Trail and runs back Eastwardly between lines 150 feet to a dead line.

Being the same property conveyed to Marshella Brown, an unmarried woman, by Warranty deed from Christine L. Sutton, an unmarried woman, of record in Instrument No. 20160513-0047865, in the Register's Office of Davidson County, Tennessee, dated on April 30, 2016 and recorded on May 13, 2016.

Marshella Brown having since married and is now known as Marshella Slaughter.

Christopher Slaughter joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Marshella Slaugher.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
No coverage is provided as to the amount of acreage or square footage of the land.
Copies of the supporting documents have been hyperlinked for your convenience: SP-Search Package

This is improved property located at 1427 Ocoee Trail Madison TN 37115

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 30th day of September, 2025.

Marshella Slaughter

Christopher Slaughter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marshella Slaughter, 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 30th day of September, 2025.

Notary Public
My Commission Expires: _____

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Slaughter, 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 30th day of September, 2025.

Notary Public
My Commission Expires: _____

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028