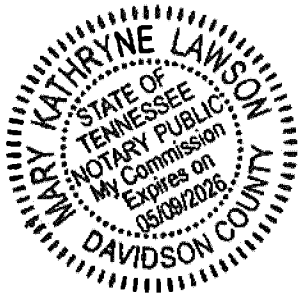
Karen Johnson Davidson County
Batch# 1349853 DEEDWARR
11/21/2025 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,756.50
20251121-0093321

WARRANTY DEED



STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $745,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Bryan Slater and Julie Ann Slater	**New Owner**	083 01 0 328.00
(NAME)	(NAME)	
1125 Sharpe Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Scott T. McCall, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Bryan Slater and Julie Ann Slater, 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 the westerly 50 feet of Lot No. 6 on the plan of Greenway, as of record in Book 421, Page 110, Register's Office for said County.

Said Part of Lot No. 6 fronts 50 feet on the northerly side of Sharpe Avenue and runs back parallel lines 160 feet to an alley.

Being the same property conveyed to Michael J. Smith and Sara O. Smith, husband and wife from Cole Investments, LLC, a Tennessee Limited Liability Company, and Leven Bridges Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed dated September 24, 2013 and recorded on September 26, 2013 in Instrument No. 20130926-0101312, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Scott T. McCall, a married man from Michael J. Smith and Sara O. Smith, husband and wife and Jill M. Owen and Vincent Roderick Owen, wife and husband by Warranty Deed dated October 7, 2024 and recorded on October 10, 2024, in Instrument No. 20241010-0078775, Register's Office for Davidson County, Tennessee.

The above described property is not and has never been the principal residence of the Grantor's spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 1125 Sharpe Ave., Nashville, TN 37206

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 our hands this 19th day of November, 2025.

Scott T. McCall

STATE OF California

COUNTY OF San Diego

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Scott T. McCall, a married man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of November, 2025.

Notary Public

My Commission Expires: 10/26/28

(SEAL)

KEVIN REED
Notary Public - California
San Diego County
Commission # 2500993
My Comm. Expires Oct 26, 2028

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 **November 19, 2025**.

Date

Affiant Signature

November 19, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **19th** day of **November**, 20**25**.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)