Karen Johnson Davidson County
Batch # 1363093 DEEDWARR
12/30/2025 02:46:14 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20251230-0103822

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-UHP-25-3260

Prepared By ~~& Return To:~~
Tennessee Title Service, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
MJ-25-5971

ADAM H. JEFFERSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. January 22 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of December, 2025.

Notary Public

Commission Expires: 1-22-29

Address of New Owner	Send Tax Bills To:	Map & Parcel
Richard Sloven and Courtney Sloven 1429 Litton Ave. Unit B Nashville, TN 37216	Guaranteed Rate, Inc. 3940 N. Ravenswood Ave Chicago, IL 60613	080-08-0-292.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

James M. Patras and Anna Nicole Patras, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard Sloven and Courtney Sloven, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 25 on the Plan of Bordeaux Hills, Section 4, as of record in Book 3600, Page 49, Register's Office for said County.

Said Lot No. 25 fronts 57.0 feet on the Northerly margin of Hinkle Drive and runs back between lines,135.26 feet on its Westerly line and 135.53 feet on its Easterly line, to a line in the rear on which it measures 53.26 feet thereon.

Being the same property conveyed to James M. Patras and Anna Nicole Patras, husband and wife by Warranty Deed from Michael D. Hughey and Tina D. Hughey, husband and wife of record in Instrument No. 20211124-0156602 Register's Office for Davidson County, Tennessee, dated November 18, 2021 and recorded on November 24, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3260 Hinkle Drive, Nashville, TN 37218

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 we so covenant with 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.

Dated this the 29th day of December, 2025.

James M. Patras

Anna Nicole Patras

ELIZABETH SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 02-18-2029

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Rutherford

On this 29th day of December, 2025, before me personally appeared James M. Patras and Anna Nicole Patras, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of December, 2025.

Notary Signature
My commission expires: