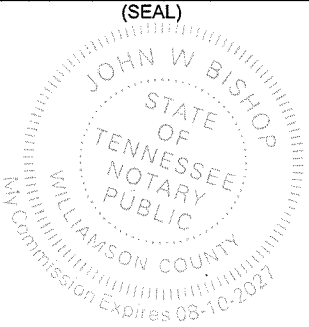
WARRANTY DEED

Karen Johnson Davidson County
Batch# 1375415 DEEDWARR
02/03/2026 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,771.30
20260203-0007440

File #26-TL-5303-B

(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $749,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF January, 2026.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nicholas Slay and Zoe Slay	**New Owner**	
(NAME)	(NAME)	
5303 B Kentucky Ave	**5303 B Kentucky Ave**	**091 07 0 215.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, TN 37209**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

MARGARET S. BOND, A SINGLE PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

NICHOLAS SLAY AND ZOE SLAY, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1208 of Block 183, on the PLAN OF NO. 1, PLAN OF WEST NASHVILLE, of record in Plat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description of the property.

Being the same property conveyed to Margaret S. Bond, by Quitclaim Deed from Timothy Brown and Karen Brown, husband and wife, of record in Instrument No. 20170413-0036417, in the Register's Office for Davidson County, Tennessee, dated April 10, 2017 and recorded on April 13, 2017.

Being the same property conveyed to Timothy Brown and Karen Brown, husband and wife, by Warranty Deed from L & S Development LLC, a Tennessee limited liability company, of record in Instrument No. 20141001-0090741, in the Register's Office for Davidson County, Tennessee, dated September 29, 2014 and recorded on October 01, 2014.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NO. 1 PLAN OF WEST NASHVILLE, as recorded in Plat Book 57, Page(s) 74.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20140924-0087939.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **5303 B Kentucky Ave, Nashville, TN 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 29th day of January, 2026.

Margaret S Bond

Margaret S. Bond

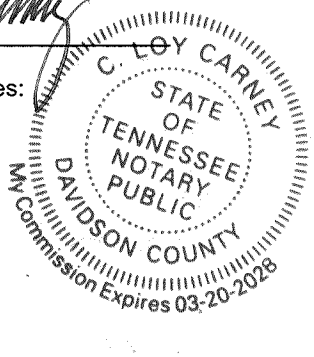
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of January, 2026, before me personally appeared Margaret S. Bond, 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 January, 2026.

C. Loy Carney

Notary Signature
My commission expires:



True Copy Certification

I, **Tammy Carney,** 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 this the 29 day of January, 2026.

Affiant Signature
Date 1.29.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29 day of January, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027