Karen Johnson Davidson County
Batch# 1386622 DEEDWARR
02/27/2026 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $3,996.00
20260227-0015807

WARRANTY DEED

JOHN COBB ROCHFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File No. AD-26-1128

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,080,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2026

Notary Public

MY COMMISSION EXPIRES: 12/19/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Stuart and Sarah Locke Hughes	Ease Mortgage	
(NAME) 1705 5th Avenue North	(NAME) 1050 Wilshire Drive Suite 300	081-08-0-454.00
(ADDRESS) Nashville, TN 37208	(ADDRESS) Troy, MI 48084	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Michael Stuart Sloane, married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Stuart and Sarah Locke Hughes**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

That certain tract or parcel of land in Davidson county, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the North 50 feet of Lot No. 166 on the Map of NORTH NASHVILLE REAL ESTATE COMPANY of record in Plat Book 21, Page 105, in the Register's Office for Davidson County, Tennessee. Said part of said lot fronts 50 feet on the Westerly side of 5th Avenue North and runs back between lines 186.6 feet on the North line and 186 feet, more or less, on the South line to an alley on which it measures 50 feet.

Being the same property conveyed to Michael Stuart Sloane, an unmarried man by Warranty Deed from Sarah K. Westbrook, married of record in Instrument No. 20161205-0127297 Register's Office for Davidson County, Tennessee, dated November 30, 2016 and recorded on December 05, 2016. Michael Stuart Sloane having since married to Taylor Kristen Sloane. Taylor Kristen Sloane joins in the execution of this instrument to convey any and all marital rights she may have in said property.

This is property more commonly known as 1705 5th Avenue North, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 26th day of February, 2026.

Michael Stuart Sloane

Taylor Kristen Sloane

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of February, 2026, before me personally appeared Michael Stuart Sloane and Taylor Kristen Sloane, 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 26th day of February, 2026.

Notary Signature
My commission expires: 1/22/2030

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 02/26/2026.

John Cobb Rochford

Date: 02/26/2026

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 02/26/2026.



NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29