Karen Johnson
Batch # 1400394
04/02/2026 09:29:52 AM
Fees: $18.00 Taxes: $3,557.55

Davidson County
DEEDWARR
3 pgs

20260402-0026359

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39136-03-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $961,500.00. Affiant Subscribed and sworn to before me this 1st day of April, 2026. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew Edwards 518 Woodhurst Drive Nashville, TN 37220	New Owner	Map and Parcel No.: 16105000500

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, Larry A. Slavick and Pamela G. Slavick, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Matthew Edwards, unmarried ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 518 Woodhurst Drive, Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 1st day of April, 2026.

GRANTORS:

Larry A. Slavick

Pamela G. Slavick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Larry A. Slavick and Pamela G. Slavick, husband and wife, 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 1st day of April, 2026.

Notary Public
My Commission Expires:

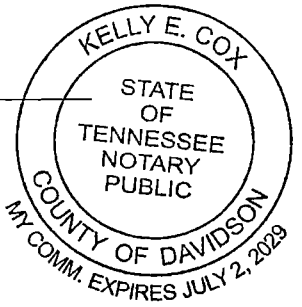


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Hillview Estates Subdivision, as of record in Book 3600, Page 89, Register's Office for said County.

Said Lot No. 51 fronts 100 feet as measured on a curve, on the northerly margin of Woodhurst Drive and extends back between lines, measuring 370.0 feet on the easterly line and 270.0 feet on th westerly line to a dead line in the rear, measuring 199.87 feet thereon.

Being the same property conveyed to Larry A. Slavick and Pamela G. Slavick, husband and wife, by deed dated July 14, 2017 from Dorothy L. Shumate, unmarried, of record in Instrument No. 20170719-0072716, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. All matters appearing on the Plan of record as Book 3600, page 89, Register's Office for Davidson County, Tennessee.
5. Restrictive Covenants contained in an instrument of record in Book 3836, Page 719, Register's Office for Davidson County, Tennessee.