WARRANTY DEED

Karen Johnson Davidson County
Batch# 1407772 DEEDWARR
04/17/2026 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20260417-0031786

File No. RR-26-2121

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2026

Notary Public

MY COMMISSION EXPIRES: May 8, 2028
(AFFIX SEAL)

Andrew Suzore Notary Public State of Tennessee Davidson County

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
Leslie K. Raymond	New Owner	
(NAME)	(NAME)	011-00-0-146.00
3559 Livingston Road		
(ADDRESS)	(ADDRESS)	
Central Point, OR 97502		
(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, **Geoffrey G. Sloan and Gail P. Sloan, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leslie K. Raymond, AS SOLE AND SEPARATE PROPERTY**, 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:

Property 1:
LAND in the Second Civil District (formerly the Tenth Civil District) Metropolitan Nashville-Davidson County, Tennessee, being more particularly described in a survey by Howard George and Associates. Project No. 8465-1, dated March 30, 1985, as follows:

BEGINNING atan iron pin found in Ray Glasgow's Southwest corner (Book 1907 page 434); thence North 76 deg. 43 min. 40 sec. East 406.69 feet to an iron pin set; thence South 16 deg. 07 min. 20 sec. East 983.47 feet to an iron pin set; thence South 75 deg. 21 min. 20 sec, West 467.37 feet to an iron pin set; thence North 12 deg. 36 min. 00 sec. West 993.51 feet to the beginning, containing 10 acres, more or less.

There is a 50-footingress/egress easement to and from the above described property being 25 feet on each side of a line described as follows:

BEGINNING at a point on the easterly side of the above described property North 16 deg. 07 min. West 470 feet from the southeast corner of the above-described property; thence North 74 deg. 00 min. East 442 feet; thence North 57 deg. 20 min. East 393 feet; thence North 75 deg. 10 min. East 327 feet; thence south 51 deg. 55 min. East 165 feet; thence South 89 deg. 05 min. East 234 feet; thence South 71 deg. 50 min. East 141 feet; thence South 59 deg. 45 min. East 288 feet; thence North 82 deg. 35 min. East 586 feet; thence South 83 deg. 50 min. East 406 feet; thence South 54 deg. 30 min. East 185 feet; thence South 16 deg. 25 min. East 88 feet: thence South 6 deg. 15 min. East 126 feet; thence South 25 deg. 05 min. East 221 feet; thence South 42 deg. 55 min. East 75 feet; thence South 65 deg. 50 min. East 96 feet: thence North 79 deg. 50 min. East 215 feet; thence North 73 deg. 45 min. East 319 feet; thence North 83 deg. 15 min. East 226 feet; thence South 76 deg. 50 min. East 256 feet; thence South 67 deg. 35 min. East 393 feet; thence North 66 deg. 25 min. East 150 feet; thence South

34 deg. 35 min. East 283 feet to the edge of the Bobby T. Comer property; thence narrowing to the width of the existing drive 135 feet to the center of Lickton Pike.

Being the same property conveyed to GEOFFREY G. SLOAN and wife, GAIL P. SLOAN by Warranty deed from DAVID T. LEWIS and wife, EARLENE ST. JOHN LEWIS of record in Instrument No. 20040916-0111752 Register's Office for Davidson County, Tennessee, dated 9/15/2004 and recorded on 9/15/2004. (Value of consideration shown in aforementioned deed $32,500.00.) Being also known as 5958-C Lickton Pike Goodlettsville, Tennessee 37072.

This is property more commonly known as 5958C Lickton Pike, Goodlettsville, TN 37072.

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 17th day of April, 2026.

Geoffrey G. Sloan

Gail P. Sloan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of April, 2026, before me personally appeared Geoffrey G. Sloan and Gail P. Sloan, 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 17th day of April, 2026.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Certificate of Authenticity

I, Leslie Hayes, 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 4/17/2026.

Date

Affiant Signature

4/17/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17th day of April, 2026.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires:

Date

Notary's Seal (if on paper)