PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-38530-26

WARRANTY DEED

Karen Johnson
Batch # 1408205
04/20/2026 09:10:07 AM
Fees: $13.00 Taxes: $1,664.63
20260420-0031941

Davidson County
DEEDWARR
2 pgs

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00.

Ken Murray
AFFIANT

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

Janice H. Collins
NOTARY PUBLIC

My commission expires: 5/8/29

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew S. Passarello and Madison Brynne Bentley 301 Poplar Hill Ct Nashville, TN 37214	Same address as new owner	108-08-0-244.00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($449,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **GARY SLAYTON AND TAMMY SLAYTON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MADISON BENTLEY AND MATTHEW PASSARELLO, WIFE AND HUSBAND** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 6 on the Plan of Section 4, Trailwood, of record in Book 6900, page 311, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gary Slayton and Tammy Slayton, joint tenants with the right of survivorship, from Gary Slayton and Tammy Slayton, by Quitclaim Deed October 25, 2012 and recorded November 16, 2012 in Instrument #20121116-0106076, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 301 Poplar Hill Court, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 13th day of April, 2026

GRANTOR(S)

Gary Slayton

Tammy Slayton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Gary Slayton and Tammy Slayton, 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 and seal, this the 13th day of APRIL, 2026

Notary Public

Printed Notary Name

My commission expires: 11/27/2027

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES NOVEMBER 27, 2027