Karen Johnson Davidson County
Batch# 1418456 DEEDWARR
05/11/2026 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20260511-0041880

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th **DAY OF** May **, 2026.**

SANDRA L. MITSOS TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Notary Public

MY COMMISSION EXPIRES: 5/28/28

(AFFIX SEAL)

06-NSH26-11198

Address of New Owner:	Send Tax Bills to:	Tax Information:
Forges Painting, LLC 2030 Forges Drive Nashville, TN 37217	NEW OWNER	163 11 0C 015.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Peggy M. Slatton, an unmarried woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Forges Painting, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being all of Lot No. 15, on the Plan of REVISED BELL FORGE VILLAGE III, erroneously shown as Bell Forge Village IV, SECTION FIVE, as shown by plat appearing of record in Plat Book 6900, Page 632, Surveyor's Certificate of Correction in Book 7524, Page 552, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Dewey F. Slatton and wife, Peggy M. Slatton, by Warranty Deed from Winifred A. Mead, Unmarried, of record in Instrument No. 20101123-0093831, in the Register's Office of Davidson County, Tennessee, dated November 18, 2010, and recorded on November 23, 2010. The said Dewey F. Slatton died on November 30, 2015, leaving Peggy M. Slatton as surviving tenant by the entirety.

Tax identification No. 163 11 0C 015.00

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 534 Upsall Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 8th day of May, 2026

Peggy M. Slatton

Peggy M. Slatton

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Peggy M. Slatton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, Tennessee, this 8th day of May, 2026.

Notary Public

My Commission Expires: 5/28/28

SANDRA L. MITSOS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILSON

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Meredith Berryhill, 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 5/8/26 *(date of document)*.

Custodian's Signature — date: 5/8/26

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 8th day of May, 20 26.

Notary Public

MY COMMISSION EXPIRES: 5/28/28

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON