Karen Johnson Davidson County
Batch# 1438328 DEEDWARR
06/25/2026 03:53:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20260625-0057676

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 39281-05-2026**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me this 25 day of June, 2026. Notary Public My Commission Expires: 9/15/27

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Beatriz J. Garcia de Sanchez 313 Yorkshire Circle Nashville, TN 37211	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 161110C05200CO

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, **Benjamin Allen Slaght, Trustee of The Benjamin Slaght Revocable Living Trust dated 9/30/19** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Beatriz J. Garcia de Sanchez, a married woman** ("Grantee"), her 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 313 Yorkshire Circle, Nashville, TN 37211.

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

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors and assigns to warrant and forever defend the title to said real estate to Grantee, her 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, Grantor has executed this instrument on the 23rd day of June, 2026.

Benjamin Allen Slaght, Trustee of The Benjamin Slaght Revocable Living Trust dated 9/30/19

STATE OF OKLAHOMA

COUNTY OF Payne

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Benjamin Allen Slaght, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of The Benjamin Slaght Revocable Living Trust dated 9/30/19, and as such Trustee executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of June, 2026.

Notary Public

My Commission Expires:
08·28·2026

LACRISHIA HORNE
COMMISSION #22011744
Notary Public
EXPIRES 08/28/2026
STATE OF OKLAHOMA

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. J-111 on the Plan of Resubdivision of Lot 2 of Phase IV Villages of Brentwood, as of record in Plat Book 6900, page 614, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Benjamin A. Slaght by deed dated May 30, 1996 from Douglas A. Folds of record in Book 10069, Page 847, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 30, 2019 of record in Instrument No. 20191028-0109993, Register's Office for Davidson County, Tennessee, Benjamin Allen Slaght, unmarried, who acquired title as Benjamin A. Slaght, an unmarried person, conveyed subject property to Benjamin Allen Slaght, as Trustee of The Benjamin Slaght Revocable Living Trust, dated 9/30/19.

This conveyance is made subject to:

1. 2026 City/County Taxes, a lien, but not yet dues and payable, which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for The Townhouses at Villages of Brentwood of record in Book 7231, page 789, amended in Book 7472, page 108 and Book 7494, page 689., Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 6900, page 614, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Joshua A. Terry, 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 6/23/26.

Affiant Signature – Joshua A. Terry

6/25/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 6/25/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27