Karen Johnson Davidson County
Batch# 1472696 DEEDWARR
09/15/2026 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20260915-0085683

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/15/27
(AFFIX SEAL)

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0337

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sydney Oglesby	New Owner	Map: 163-11-0C-015.00CO
(NAME) 534 Upsall Dr.	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FORTY THOUSAND AND NO/100 DOLLARS ($240,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

FORGES PAINTING, LLC. A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SYDNEY OGLESBY, A MARRIED WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING all of Lot No. 15, on the Plan of Revised 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 deed from Winifred A. Mead, unmarried, of record in Instrument No. 20101123-0093831, dated November 18, 2010, Register's Office for said County. The said Dewey F. Slatton died November 30, 2015.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 632, corrected in Book 7524, Page 552, said Register's Office; (3) Variance Agreement of record in Instrument No. 20200824-0095425, in the Register's Office for Davidson County, Tennessee; (4) Deed of Conveyance for Water Mains of record in Book 6471, Page 85, in the Register's Office for Davidson County, Tennessee; (5) Deed of Conveyance for Sewer of record in Book 6471, Page 77, in the Register's Office for Davidson County, Tennessee; (6) Easement to Comcast of Nashville I, LLC of record in Instrument No. 20110620-0047275, in the Register's Office for Davidson County, Tennessee; (7) Quitclaim Deed of common areas to Homeowners Association of record in Book 7224, Page 241 and Book 7461, Page 565, in the Register's Office for Davidson County, Tennessee; (8) Easement Agreement of record in Book 7224, Page 246, in the Register's Office for Davidson County, Tennessee; (9) Sewer Easement of record in Book 6859, Page 672 and Book 6956, Page 495, in the Register's Office for Davidson County, Tennessee; (10) Water Main Easement of record in Book 6956, Page 131, in the Register's Office for Davidson County, Tennessee; (11) Charter for Homeowners Association of record in Book 6887, Page 495, amended in Book 7483, Page 989, Book 7491, Page 883 and Book 8154, Page 962, in the Register's Office for Davidson County, Tennessee; (12) Easement for Dumpster Facility of record in Book 7224,

Page 195, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6040, page 538, amended in Book 6350, Page 858, Book 6651, Page 207, Book 7224, Page 209, Book 7461, Page 530, Book 7464, Page 967, Book 7508, Page 659, Instrument No. 20010627-0068129, Instrument No. 20010627-0068130, Instrument No. 20061229-0160925, Instrument No. 20190214-0014097, Instrument No. 20200128-0010111, and Instrument No. 20200206-0013996, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 534 Upsall Dr., Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 11th day of September, 2026.

Forges Painting, LLC

BY: _____
Nehemias Menjivar Mejia
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Nehemias Menjivar Mejia with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Sole Member respectively of Forges Painting, LLC the within named bargainer, and that he as such Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of September, 2026.

My Commission Expires: 1/24/28

_____
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 9/11/26.

Affiant Signature – Joshua A. Terry

9/15/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 9/15/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27