Karen Johnson Davidson County
Batch# 325072 DEEDWARR
12/05/2019 09:15:39 AM 2 pgs
Fees: $13.00 Taxes: $666.00
20191205-0125472

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT191100390

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 4th day of December, 2019.

Notary Public

MY COMMISSION EXPIRES: _____

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
PNI, LLC P.O. BOX 160372 NASHVILLE, TN 37216	SAME	052-01-0-176.00

FOR AND IN 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, WE,

Susan Vaughn, Devisee of the Estate of Stephen M. Russell and Susan Vaughn, Individually

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

PNI, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 described as follows:

Being Lot No. 17 and the easterly 27-1/2 feet of Lot No. 16 of Block "G" on the map of the Re-subdivision of Power and Roth's Madison Park Subdivision, of record in Book 843, Page 7, Register's Office for said County.

Said Lot No. 17 and part of Lot No. 16 front 72.5 feet on the south side of Neelys Bend Road and runs back between parallel lines, along the westerly margin of Walnut Avenue, 200 feet to a deed line.

BEING the same property conveyed to Susan Vaughn, individually, by Executor's Quitclaim Deed from Susan Vaughn, Executrix of the Estate of Stephen M. Russell, dated 6/26/19 and recorded 7/3/19 in Instrument No. 20190703-0065115; and being the same property previously conveyed to Stephen M. Russell by Quitclaim Deed from Lori V. Eicher, dated 12/10/99 and recorded 12/14/99 in Instrument No. 19991214-0303137; and being the same property previously conveyed to Stephen M. Russell and Lori V. Eicher, both unmarried, tenants in common with rights of survivorship, by Warranty Deed from Dee S. Barnette, unmarried, dated 8/7/95 and recorded 8/20/95 in Book 9775, Page 10, Register's Office for Davidson County, Tennessee.

The said Stephen M. Russell having died testate on 12/15/18, with his Estate being probated in Davidson County, under Docket No. 19P23. Pursuant to his will, Susan Vaughn was appointed Executrix of the Estate and was the devisee of the subject property.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as 266 Neelys Bend Road, Madison, TN 37115
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 4th day of December, 2019.

Susan Vaughn - Divisee of the estate Stephen M. Russell
Susan Vaughn, Devisee of the Estate of Stephen M. Russell

Susan Vaughn
Susan Vaughn, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Vaughn, Devisee of the Estate of Stephen M. Russell the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that ~~he/she/they~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th ~~day of December~~, 2019.

Commission Expires: July 9, 2022 Amanda Pedigo
Notary Public

AMANDA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Vaughn, Individually the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of ~~December~~, 2019.

Commission Expires: July 9, 2022 Amanda Pedigo
Notary Public

AMANDA PEDIGO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022