Karen Johnson Davidson County
Batch# 362428 DEEDWARR
02/24/2020 12:35:30 PM 4 pgs
Fees: $23.00 Taxes: $777.00
20200224-0020241

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ SUMNER

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

Subscribed and sworn to before me, this 24th day of February, 2020.

Notary Public

My commission expires: 11-30-2020

DEBRA PAULSSON NOTARY PUBLIC TENNESSEE My Comm Exp. November 30, 2020 COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
11973 Southern Blvd
Royal Palm Beach, FL 33411

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jessie J. Buchanan	**NEW OWNER**	**175040A07000CO**
4606 Banff Park Court		
Antioch, TN 37013		

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 ACKNOWLEDGE, WE,

Thomas B. Vaughn Jr., a married man, Joy Vaugn Willwerth, & Sandra Faye Kuhns

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

Jessie J. Buchanan, a single person

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 Lot No. 28A, on the plan of Park Place Subdivision, a Planned Unit Development, and a Horizontal Regime (Private Element) as described in a Master Deed of record in Instrument No. 20010214-00114161, (erroneously referred to as Instrument No. 20010214-00114191, in previous deed of record), re-recorded in Instrument No. 20010702-0069590, amended in Instrument No. 20011019-0114191, re-recorded in Instrument No. 20011212-0136927, amended in Instrument No. 20030710-0095634, and re-recorded in Instrument No. 20030915-0134956, amended in Instrument No. 20111115-089064, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas B. Vaughn, Sr., unmarried, and Thomas B. Vaughn Jr., a married man, by Warranty Deed from Michael K. Boldt, an unmarried man, dated December 17, 2018, of record in Instrument No. 20181218-0122900, Register's Office for Davidson County, Tennessee. Thomas B. Vaughn, Sr. died testate November 30, 2019, and by his Last Will & Testament, probated in Davidson County, Tennessee Probate Court Docket No. 19P2252, devised his one-half interest in subject property to Joy Vaughn Willwerth, Sandra Faye Kuhns, and Thomas Benton Vaughn, Jr., the grantors herein. Oath is hereby made that Thomas Benton Vaughn, Jr. and Thomas B. Vaughn, Jr. are one and the same individual.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Rights or claims of parties in possession not shown in the public records.

Any Lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished. imposed by law and not shown by the public records.

Easement, liens or encumbrances or claims thereof, which are not shown by the public records.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered hereunder.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 4606 Banff Park Court, 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 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 in 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.

Sandra Faye Kuhns Date: 2/21/20
Sandra Faye Kuhns

T B Vaughn Jr. Date: 2/21/20
Thomas B Vaughn Jr

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Thomas B. Vaughn Jr., and Sandra Faye Kuhns, the within named Grantor(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, at office, this 21st day of FEBRUARY, 2020.

ROBERT HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 9/6/22

Joy Vaughn Willwerth Date: 2/21/2020

Joy Vaughn Willwerth

STATE OF Virginia

COUNTY OF Virginia Beach

Personally appeared before me, a Notary Public of said County and State, Joy Vaughn Willwerth, the within named Grantor(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, at office, this 21 day of February, 2020.

NOTARY PUBLIC

My Commission Expires: 12-31-2020

CLARE R. LIPOVSIK NOTARY PUBLIC My Comm. Expires 12-31-2020 7076960 COMMONWEALTH OF VIRGINIA

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/22/23
Notary's Seal (if on paper)

