Karen Johnson Davidson County
Batch# 409601 DEEDWARR
06/03/2020 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $714.10
20200603-0056790

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 02 DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-5-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Ashley E L Hogan and Brandon Hogan	SEND TAX BILLS TO: New owners at	MAP-PARCEL NUMBERS
(NAME)	(NAME)	059040A06700CO
3014 Ewingdale Drive	property address	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Gladys D Vaughn, unmarried, and Annie R Dodson, unmarried**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashley E L Hogan and Brandon Hogan**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 50 on the Plan of Brookview Subdivision, Phase 3, of record in Instrument No. 20050928-0116190, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Gladys D. Vaughn and Annie R. Dodson from Ben Vaughn, by virtue of that certain Quit Claim Deed dated May 8, 2019, and being of record at Instrument No. 20190514-0045517, in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Gladys D. Vaughn, Ben Vaughn and Annie R. Dodson by virtue of Deed dated February 15, 2006 at Instrument No. 20060221-0019747, in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including Subdivision Restrictions, Building Lines and Easements of record in Plat Book Instrument No. 20050928-0116190, Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20050207-0013977, 20050311-0027337, 20051102-0132731, 20060512-0055855 and 20060512-0055856 **, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 3014 Ewingdale Dr. Nashville, TN 37207
(House Number) (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 my hand this 22nd day of May, 2020.

Gladys D Vaughn

Gladys D Vaughn

Annie R. Dodson by Gladys D. Vaughn attorney in Fact

Annie R Dodson, by Gladys D Vaughn, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~15th~~ 22ND CA day of May, 2020 before me the undersigned Notary Public of the State and County aforesaid, personally appeared **Gladys D Vaughn**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged herself to be the Attorney-in-fact for **Annie R Dodson**, and that she as such Attorney-in-fact executed the foregoing instrument as the free act and deed of **Annie R Dodson.**

WITNESS my hand and official seal at office this 22nd day of May, 2020.

Notary Public
My Commission Expires: 7-5-21

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-5-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Gladys D Vaughn**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of May, 2020.

Notary Public
My Commission Expires: 7-5

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-5-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Gladys D Vaughn, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of **Annie R Dodson**, the principal.

This 22nd day of May, 2020.

Gladys D Vaughn

Sworn to and subscribed before me by **Gladys D Vaughn** this 22nd day of May, 2020.

Notary Public
My Commission Expires 7-5-21

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-5-2021

Certificate of Authenticity

I, Venikkia Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21