# WARRANTY DEED

Karen Johnson Davidson County
Batch# 458434 DEEDWARR
08/17/2020 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,098.90
20200817-0092104

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Pamerla R Vielmetti | Pamela R Vielmetti | Parcel ID: 021 00 0 266.00 |
| (NAME) | (NAME) | |
| 5125 Rawlings Road | NEW OWNER | |
| (ADDRESS) | (ADDRESS) | |
| Joelton, TN 37080 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Nannie Sue Vaughn, a widow**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Pamela R Vielmetti**, 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. 1 on the Plan of Section One, Potter Estates, of record in Book 5050, Page 6, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin located in the southern margin of Rawlings Road, said pin being 3,036.39 feet West of H. R. Potter's East line; thence South 14 deg. 37' 07" East 342.46 feet to an iron pin; thence South 49 deg. 02' 49" West, 355.0 feet to an iron pin; thence North 3 deg. 36' 50" East 450.09 feet to an iron pin in the southern margin of Rawlings Road; thence North 53 deg. 09' 22" East, 191.56 feet to the point of beginning, said lot containing 2.0 acres, more or less.

Being the same property conveyed to James E. Vaughn and wife, Nannie Sue Vaughn, by Warranty Deed from Russell L. Collins and wife, Vonnita J. Collins, of record in Book 6155, Page 785, in the Register's Office of Davidson County, Tennessee, dated October 7, 1983 and recorded on October 12, 1983. James E. Vaughn having since died on May 7, 2020 thereby property vested to Nannie Sue Vaughn as surviving tenant by the entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5125 Rawlings Road, Joelton, TN 37080

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 14th day of AUGUST, 2020

Nannie Sue Vaughn by Sherry Sue Sanderson as Attorney in Fact

Nannie Sue Vaughn by Sherry Sue Sanderson, as Attorney in Fact

Nannie Sue Vaughn by Richard W. Vaughn as Attorney in Fact

Nannie Sue Vaughn by Richard W. VaughN, as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILSON

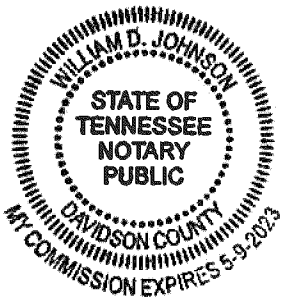
Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Sherry Sue Sanderson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Nannie Sue Vaughn, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Nannie Sue Vaughn, for the purposes therein contained.

Witness my hand and official seal, this the 14th day of August, 2020.

Notary Public

My Commission Expires:

(SEAL)




STATE OF TENNESSEE

COUNTY OF WILSON

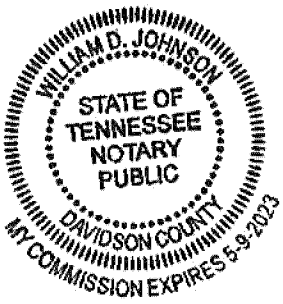
Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Richard W. Vaughn, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Nannie Sue Vaughn, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Nannie Sue Vaughn, for the purposes therein contained.

Witness my hand and official seal, this the 14th day of August, 2020.

Notary Public

My Commission Expires:

(SEAL)




**True Copy Certification**

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MTJ-2009021FC

My Commission Expires: 7/22/2022

