ADDRESS NEW OWNERS and
SEND TAX BILLS:
CHRISTOPHER GEE and
STACY GEE
701 Swinging Bridge
Old Hickory, TN 37138

Karen Johnson Davidson County
Batch# 542047 DEEDWARR
12/23/2020 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20201223-0153135

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER: 34-16-7

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, FAYE JUNE VAUGHN, DEVISEE of the ESTATE OF HAROLD CARLTON VAUGHN, hereinafter called GRANTOR, have this day bargained and sold and by these presents transfer and convey to CHRISTOPHER GEE and STACY GEE, husband and wife, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

> A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows; to-wit:
> Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Swinging Bridge Heights, as of record in Book 2854, Page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Wayne C. Vaughn, unmarried by Warranty Deed from Phillip C. Brimm and wife, Trena M. Brimm dated October 1, 1986 and Recorded October 9, 1986 in Book 7005, Page 105, Register's Office for Davidson County, Tennessee.
> Wayne Carlton Vaughn having since died testate on June 29, 2020. Pursuant to his Last Will and Testament filed in Case No. 20P1630 in Probate Court for Davidson County, Tennessee vesting the property to his wife, Faye June Vaughn as sole Devisee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 701 Swinging Bridge Road, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

FERGUSON & BELOTE
ATTORNEYS AT LAW
165 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTOR covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 15 day of December, 2020.

Faye June Vaughn, Devisee of the Estate
of Harold Carlton Vaughn

Faye June Vaughn, Timothy Vaughn

FAYE JUNE VAUGHN, DEVISEE by
Timothy Vaughn, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned notary public, the within named, Timothy 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 Faye June Vaughn as Attorney-in-Fact, and who acknowledged that he executed the within instrument as the free act and deed of the said Faye June Vaughn, Devisee of the Estate of Harold Carlton Vaughn.

Witness my hand at office, this 15 day of December, 2020.

MBelote

NOTARY PUBLIC

MIRANDA BELOTE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4.19.21

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $150,000.00.

AFFIANT

Subscribed to and sworn before me, this the 15 day of December, 2020.

NOTARY PUBLIC

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2021
WILSON COUNTY

My Commission Expires

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CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY