Karen Johnson Davidson County
Batch# 579356 DEEDWARR
02/26/2021 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.13
20210226-0024503

WARRANTY DEED

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF February, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS: Janell Smith and Daniel Smith	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME) 408 Harbor Way	(NAME)	108120B17300CO
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(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, **Kendrick Vaughns and Ashley Vaughns, Husband and Wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Janell Darlene Smith and Daniel Wesley Smith, wife and husband,** 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:

Land in Davidson County, Tennessee, being Lot No. 147 on the Plan of Phase 1A, Section 6, Harborview of record in Plat Book 7900, Page 645 and Surveyor's Certificate of Correction recorded in book 9445, Page 531, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kendrick Vaughns and Ashley Vaughns, husband and wife, by virtue of that certain Warranty Deed dated October 24, 2017, and being of record at Instrument No. 20171027-0110442 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 7900, Page 645 and Certificate of Correction at Book 9445, Page 531,Declaration of Restrictions, Protective Covenants and Easements recorded at Book 7471, Page 26, Book 7646, Page 142, 147, 149, Book 7647, Page 648, Book 7732, Page 749, Book 8263, Page 534, Book 8271, Page 863, Book 8297, Page 380, book 8634, Page 19, Bok 8856, Page 361, Book 9182, Page 786, Book 10125, Page 494 and Book 10344, Page 233,Charter recorded at Book 7462, Page 503, Book 7513, Page 374 and Book 10316, Page 886 **, 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 408 Harbor Way Nashville, TN 37214
(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 22 day of February, 2021.

Kendrick Vaughns

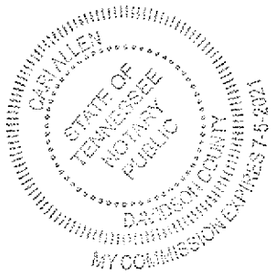
Ashley Vaughns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 22 day of February, 2021.

Notary Public
My Commission Expires: 7-5-21



True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021