Karen Johnson Davidson County
Batch# 609984 DEEDWARR
04/08/2021 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20210408-0046696

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-10957-AP

36088

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $405,000.00.

Elizabeth N. Sitgreaves
Affiant

Subscribed and sworn to before me, this the 2nd day of April, 2021.

Notary Public
My Commission Expires: _____

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Elizabeth N. Sitgreaves 8464 Indian Hills Drive Nashville, TN 37221	First Community Mortgage, Inc. 1806 Decherd Blvd Decherd TN 37324	155-10-0A-097-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Mary Vaughn and Michael Vaughn, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Elizabeth N. Sitgreaves unmarried woman**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 100, Final Plat, McCrory Trace Estates, according to survey and plat of same appearing of record in Book 6900, pages 720-723, in the Register's Office for Davidson County, Tennessee, as corrected by Surveyor's Correction of Plat recorded in Book 7825, page 429, said Register's Office, to which plat and correction reference are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mike Vaughn and Mary Vaughn, husband and wife by Warranty Deed from Ken Kendall and spouse, Katherine Kendall, dated August 17, 2011, recorded August 19, 2011, of record in Instrument No. 20110819-0064197, Register's Office for Davidson County, Tennessee.

This is improved property located at: **8464 Indian Hills Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of April, 2021.

GRANTOR:

Mary Vaughn

Mike Vaughn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mary Vaughn and Mike Vaughn, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of April, 2021.

Notary Public
My Commission expires: 9-20-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202104080046696

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

