Karen Johnson Davidson County
Batch# 655933 DEEDWARR
06/14/2021 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20210614-0079780

STATE OF Tennessee }
COUNTY OF Memphis }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 10th DAY OF June, 2021.

NOTARY PUBLIC
My Commission expires: 2-5-2025

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 21050072

Address of New Owner
Joe Saxon and
Dawn Saxon
2936 Union Hill Road
Joelton, TN 37080

Send Tax Bills To:
Same

Tax Information:
015-00-0-074.00

KARA J. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Carol Joy Vaughn, unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Joe Saxon and Dawn Saxon, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 14th, formerly 24th Civil District of Davidson County, Tennessee, being part of Tract No. 1 on the Plan of the Subdivision of the Weaver-Harris at als lands as of record in Plan Book 2, Page 183, Chancery Court of Nashville, described partly from a survey by George W. Watkins, Surveyor, July 31, 1931, as follows:

Beginning at a point in the center of Union Hill Road, said point being located South 37 degrees 30' West 425.7 feet and South 46 degrees 30' West 29 feet from the intersection of the center line of said road and the center line of Witherson or Kerson Road; thence North 32 degrees 45' West 25 feet more or less to a point in the northwesterly margin of said Union Hill Road being the point of beginning; thence North 32 degrees 45' West 325 feet more or less; thence South 46 degrees 30' West 175 feet; thence South 32 degrees 45' East 325 feet more or less to a point in the northwesterly margin of Union Hill Road; thence along the said margin of said road in a northeasterly direction 175 feet to a point being North 32 degrees 45' West 25 feet more or less from the center line of Union Hill Road the point of beginning.

Being the same property conveyed to Ernest W. Milliken and wife, Ruby M. Milliken, by Warranty Deed from James L. Baker and wife, Mary A. Baker, dated 02/15/1966 and recorded on 02/16/1966 at Book 3988, Page 230, Register's Office for Davidson County, Tennessee. Ernest W. Milliken having since died on or about 07/26/1991 leaving Ruby M. Milliken the surviving tenant by the entirety. Ruby M. Milliken having since died testate on or about 11/08/2012, property vested in Carol Joy Vaughn according to the terms of her Last Will and Testament of record in Instrument No. 20210212-0020307, Register's Office for Davidson County, Tennessee, and filed in the Probate Court of Davidson County, Tennessee at Nashville, Docket No. 20P1844.

This is property generally located:
2936 Union Hill Road, Joelton, TN 37080

SUBJECT TO THE FOLLOWING:

1. 2021 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Subject to the right of way of Union Hill Road.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Carol Joy Vaughn** has/have caused this instrument to be executed, this the 10 day of June, 2021.

Carol Joy Vaughn
Carol Joy Vaughn

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Carol Joy Vaughn,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 10 day of June, 2021.

My commission Expires: 8.27.22

NOTARY PUBLIC

DANA L. AUSTIN
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 10th day of June, 2021.

Notary's Signature

My Commission Expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY