This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 731483 DEEDWARR
10/07/2021 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,484.20
20211007-0134999

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $401,135.00.

Affiant

Subscribed and sworn before me this the 5th day of October, 2021.

Notary Public
My commission expires: 4/26/2025

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Asa Johnson and Alexis Johnson 733 Preservation Way Nashville, TN 37207	Same as new owners	049-10-0A 053.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SARAH B. VAUGHT AND PETER VAUGHT, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ASA N JOHNSON AND ALEXIS N JOHNSON, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Parmely Cove, Phase II, of record in Instrument No. 20150727-0073286, having been corrected to read Parmley Cove, Phase II, by Surveyor's Certificate of Correction of record in Instrument No. 20151228-0130216, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to Peter Vaught and Sarah B. Vaught, husband and wife, by deed dated 09/15/2016, from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20160919-0098204, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 733 Preservation Way, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Witness my hand this the 1 day of October, 2021.

Sarah B. Vaught
Sarah B. Vaught

Peter Vaught
Peter Vaught

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sarah B. Vaught and Peter Vaught, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1 day of October, 2021.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

Certificate of Authenticity

I, Elizabeth Yerger, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 1, 2021.

Date

Affiant Signature

October 1, 2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of October, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON