Karen Johnson Davidson County
Batch# 755197 DEEDWARR
11/15/2021 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $2,978.50
20211115-0151947

Name and Address of New Owner:
3807 Dartmouth Avenue Trust
3807 Dartmouth Avenue
Nashville, TN 37215

Send Tax Bills To:
3807 Dartmouth Avenue Trust
1114 17th Ave. S. Suite 205
Nashville, TN 37212

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 116-08-0-111.00

#36669

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Phillip Vaughn and Rebecca Vaughn, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Catherine Moore, Trustee of the 3807 Dartmouth Avenue Trust, dated October 18, 2021,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 4 of Block C on the Map of Woodmont Lane Homesites, of record in Plat Book 1130, page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 of Block C fronts 75 feet on the Northerly margin of Dartmouth Lane and extends back 231.0 feet on the Easterly line and 240.6 feet on the Westerly line to a dead line in the rear measuring 75.6 feet thereon.

Being the same property conveyed to Phillip H. Vaughn, unmarried, by Warranty Deed from Peter M. Womble and Wife, Kristie E. Womble, of record in Instrument No. 20041102-0131832 Register's Office for Davidson County, Tennessee, dated October 29, 2004 and recorded on November 02, 2004, Re-recorded January 18, 2005 in Instrument No. 20050118-0005909. (Value of consideration shown in aforementioned deed $238,000.00.)

Being also known as 3807 Dartmouth Avenue, Nashville, Tennessee 37215.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of November, 2021.

_____ (SEAL)
Phillip Vaughn

Rebecca M. Vaughn (SEAL)
Rebecca Vaughn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Phillip Vaughn and Rebecca Vaughn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

SARAH LILE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Witness my hand and seal this 2nd day of November, 2021.

_____
Notary Public
My commission expires: 5-5-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $805,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

STACY L THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

Sworn to and subscribed before me this
2nd day of November, 2021.

_____
Notary Public
My commission expires: 10/2/2023

File No. ST-21-315

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., 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 on 11/2/2021.

George E. Mudter, Jr.
Dated 11/2/2021

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L. Thomas
Notary Public
Dated 11/2/2021

My commission expires 10/2/2023

