Name and Address of New Owner:
Sarah Elliott and Murry L. Vaughan
2219 Berrywood Drive
Nashville, TN 37216

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 763391 DEEDWARR
11/30/2021 12:25:32 PM 3 pgs
Fees: $18.00 Taxes: $1,698.30
20211130-0158014

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 07208024800

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, **James R. Lively, unmarried and William Rob Lively and Judith L. Lively, Husband and Wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sarah Monroe Elliott and Murry C. Vaughan, both unmarried, as joint tenants with right os survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 209 on the Plan of Dalewood, Section Three of record in Plat Book 1835, Page 20, 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 James R. Lively, unmarried and William Rob Lively and Judith L. Lively, Husband and Wife by Warranty Deed from Deborah Riddle Humes, as Executrix for The Estate of Donald V. Riddle, deceased dated October 30th 2015 and recorded November 4th 2015 record in Instrument No. 20151104-0112557, said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 2219 Berrywood Drive, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 18th day of November, 2021.

James R. Lively by William R. Lively attorney in fact (SEAL)
James R. Lively by William Rob Lively, Attorney-In-Fact

William R. Lively (SEAL)
William Rob Lively

Judith L. Lively by William R. Lively attorney in fact (SEAL)
Judith L. Lively by William Rob Lively, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of November, 2021, before me personally appeared William Rob Lively, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of November, 2021.

Notary Signature
My commission expires: 11.3.25

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of November, 2021, before me personally appeared William Rob Lively, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James R. Lively pursuant to a Specific Power of Attorney November 15, 2021 and filed of record in Instrument N _____, in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of James R. Lively, as his attorney in fact. 20211130-0158013

Witness my hand and seal this 18th day of November, 2021.

Notary Public
My Commission Expires: 11.3.25

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of November, 2021, before me personally appeared William Rob Lively, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Judith L. Lively pursuant to a Specific Power of Attorney November 15, 2021 and filed of record in Instrument No._____, in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Judith L. Lively, as her attorney in fact. 20211130-0158013

Witness my hand and seal this 18th day of November, 2021.

Notary Public
My Commission Expires: 11.3.25

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **459,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF November 2021.

M Catherine Clearwaters
Notary Public

MY COMMISSION EXPIRES: 1-6-25

