THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 211138325** Karen Johnson Davidson County Batch# 776500 DEEDWARR 12/20/2021 07:56:30 AM 3 pgs Fees: $18.00 Taxes: $2,016.50 20211220-0167485	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $545,000.00. Affiant Subscribed and sworn to before me, this 10th day of December, 2021. Notary Public My Commission Expires: 3/1/2025 CYNTHIA ROBERTS STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

WARRANTY DEED

Address New Owner: Jacob Douglas Motley 2104 Burns Street Unit B Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel No. 072-15-1E-002.00 CO

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 of which is hereby acknowledged, **Kyle Vaughn and Emily Vaughn, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jacob Douglas Motley**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "B" on the plan of 2104 Burns Street Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 2104 Burns Street Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20171205-0124116, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to KYLE VAUGHN AND EMILY VAUGHN, HUSBAND AND WIFE, by deed from JAVAD SALIMI AND HAMIDREZA PARSA, of record in Instrument No. 20190422-0036556, dated April 18, 2019, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 072-15-1E-002.00 CO.

Matters shown on the Plan of record in Plat Book 161, page 98, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20171205-0124116, said Register's Office.

This is improved property located at 2104 Burns Street Unit B Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 10th day of December, 2021.

Kyle Vaughn

Emily Vaughn

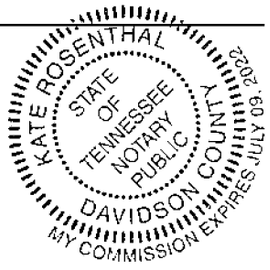
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kyle Vaughn and Emily Vaughn, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of December, 2021.

Notary Public

My Commission Expires: _____



Original Certification

I, Kelly Greene Elrod, do hereby make this 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 December 10, 2021.

12/10/2021

Signature Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally, Kelly Greene Elrod appeared before me, Cynthia Roberts, a notary public for this county and state, on December 10, 2021, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

12/10/2021

Notary Public Date

My Commission Expires: 03/01/2025

Seal

CYNTHIA ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY