Karen Johnson Davidson County
Batch# 795390 DEEDWARR
01/26/2022 11:01:04 AM 2 pgs
Fees: $13.00 Taxes: $906.50
20220126-0009383

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
File No: P22-4201

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$245,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JANUARY, 2022.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: Jan 8 2024
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
The Enchanted Farms Inter Vivos Trust u/d/a January 20, 2022, Michael Vaden Co-Trustee and Tara Gibson, Trustee	The Enchanted Farms Inter Vivos Trust u/d/a January 20, 2022, Michael Vaden Co-Trustee and Tara Gibson, Trustee	MAP:
3909 Whitland Avenue	3909 Whitland Avenue	PARCEL: 103-16-0D-102.00-CO
Nashville TN 37205	Nashville TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MICHAEL VADEN**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE ENCHANTED FARMS INTER VIVOS TRUST U/D/A JANUARY 20, 2022, MICHAEL VADEN CO-TRUSTEE AND TARA GIBSON, TRUSTEE**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 102 as shown on the Plat of The Lancaster Condominiums of record in Book 5200, Page 460, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Lancaster Homeowners' Association, as described in Book 5963, Page 441, et. seq., said Register's Office.

Being the same property conveyed to Michael Vaden by Warranty deed from Zillow Homes Property Trust, a Delaware statutory trust of record in Instrument No. 20211210-0164013 Register's Office for Davidson County, Tennessee, dated December 01, 2021 and recorded on December 10, 2021.

This is IMPROVED property known as: **3909 Whitland Avenue, Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we 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; and we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said Grantees, 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.

Witness my hand this the 25th day of January, 2022.

Michael Vaden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me R. L. Moore, of siad county, MICHAEL VADEN, the within named bargainor, with whom I am personally acquanited (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand, the 25th day of January, 2022.

Notary Public

My commission expires: January 8, 2024

