Karen Johnson Davidson County
Batch# 799493 DEEDWARR
02/02/2022 03:16:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220202-0012652

Commitment Number: TN21106220

After Recording, Send To:

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170. File Number: TN21106220.

New Property Owner/Mail Tax Statements To:
Joel I Vaughn and **Hannah Elizabeth Vaughn**, 311 Huntington Ridge Drive, Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
161-11-0A-160-00

GENERAL WARRANTY DEED

Joel I. Vaughn and **Hannah Elizabeth Vaughn who acquired title as Hannah E. Grimes**, now husband and wife who both acquired title as unmarried, as joint tenants with right of survivorship, hereinafter grantors, whose tax-mailing address is **311 Huntington Ridge Drive, Nashville, TN 37211**, for $1.00 (One Dollar and Zero Cents) in consideration paid, grant, with general warranty covenants to **Joel I Vaughn** and **Hannah Elizabeth Vaughn**, husband and wife, hereinafter grantees, whose tax mailing address is **311 Huntington Ridge Drive, Nashville, TN 37211**, the following real property:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 160 ON THE PLAN OF FINAL PLAT REVISION ONE, HUNTINGTON RIDGE TOWNHOUSE CONDOMINIUMS OF RECORD IN PLAT BOOK 4675, PAGE 9, REVISED IN PLAT BOOK 9700, PAGE 846, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS

HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.
Property Address is: 311 Huntington Ridge Drive, Nashville, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at Instrument No. 20190522-0048267 in the Register's Office of Anderson County, Tennessee.

Parcel ID: 161-11-0A-160-00

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on December 27, 2021:

Joel I. Vaughn

Joel I. Vaughn

Hannah Elizabeth Vaughn who acquired title as Hannah E. Grimes

Hannah Elizabeth Vaughn who acquired title as Hannah E. Grimes

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on December 27, 2021 by **Joel I. Vaughn** and **Hannah Elizabeth Vaughn who acquired title as Hannah E. Grimes** who are personally known to me or have produced 12/27/2021 as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

LaTonya S Smith
Notary Public

311 Huntington Ridge Drive, Nashville, TN 37211

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 1.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 27 day of December, 2021.

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

Affiant

Hannah Elizabeth Vaughn
Print Name

LaTonya S Smith
Notary Public

My commission expires:

08/27/2023

LATONYA S SMITH
Print Name

311 Huntington Ridge Drive, Nashville, TN 37211

True Copy Certification
State of Tennessee

I, AARON AVERY, 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 **12/27/2021** .

Affiant Signature

1/14/2022

Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this **14** day of **January**, 20**22**.

Notary's Signature Pamuela L. Wood

My Commission Expires: 2-7-2025

(seal)

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
My Commission Expires February 7, 2025
Commission Number 1305462