THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220340300**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $345,000.00. Affiant Subscribed and sworn to before me, this 15th day of April, 2022. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 846027 DEEDWARR
04/27/2022 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20220427-0048216

EMILY MANNO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2025

ELIZABETH G COOPER NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires 04-26-2025

WARRANTY DEED

Address New Owner: Robert Joseph Callahan, Jr. and Aileen Ahlem Callahan 101 Newport Drive Old Hickory TN 37138	Send Tax Bills To: New owner 101 Newport Drive Old Hickory TN 37138	Tax Information: Tax Parcel ID No. 053-02-0-072.00

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, **John Vaught and Rebecca Vaught, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Robert Joseph Callahan, Jr., and Aileen Ahlem Callahan, husband and wife**, ("Grantees"), their 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 Lot No. 27 on the Plan of Fairway View Subdivision of record in Plat Book 2900, Page 41, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the Southeasterly margin of Newport Drive, the common corner of Lots No. 27 and 28; thence Southeasterly with the line between said two lots 128 feet to a point; thence Northeasterly 126.3 feet to a point in the Southwesterly margin of Robinson Road; thence with the margin of said Road, North 66 degrees 30' West 95 feet to a point; thence around a curve Southwesterly 39.27 feet to a point in the Southeasterly margin of Newport Drive; thence with the margin of said Drive Southwesterly 80.0 feet to the point of beginning.

Included in the above described property but excluded from this conveyance is that portion of said Lot No. 27 on the Plan of Fairway View Subdivision which was conveyed to the State of Tennessee for Highway purposes by deed of record in Book 5271, Page 563, Register's Office for Davidson County, Tennessee, more particularly described therein.

Being the same property conveyed to John Vaught and Rebecca Vaught, husband and wife by Warranty deed from Billy R. Gray, unmarried of record in Instrument No. 20160705-0068349 Register's Office for Davidson County, Tennessee, dated June 30, 2016 and recorded on July 05, 2016.

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.

Taxes for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2900, Page 41, Register's Office for Davidson County, Tennessee.

Easement of record in Book 2965, Page 41, in the Register's Office for Davidson County, Tennessee.

Right-of-Way Deed for Highway purposes to State of Tennessee of record in Book 5271, Page 563, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 101 Newport Drive Old Hickory TN 37138

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, Grantors have executed this instrument on this 15th day of April, 2022.

John Vaught

Rebecca Vaught

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Vaught and Rebecca Vaught, 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 15th day of April, 2022.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026

Certificate of Authenticity

I, Emily Manno, 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 4/15/22.

Date

Affiant Signature

4/15/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of April, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON