Karen Johnson Davidson County
Batch# 868969 DEEDWARR
06/09/2022 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220609-0065782

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Subscribed and sworn to before me this 27th day of May, 2022.

Notary Public
My commission expires: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Evan M. Vaughn and Jessica A. Vaughn 4019 Plantation Drive Hermitage, TN 37076	SAME	075-09-0-245

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Jason Kurkimilis and Jennifer Kurkimilis, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Evan M. Vaughn and Jessica A. Vaughn, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 1148 on the Plan of Section Nine, Hermitage Hills, of record in Plat Book 3600 Page 97, 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 Jason Kurkimilis and Jennifer Kurkimilis, husband and wife, by deed from LRW Holdings, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20160520-0050504, Register's Office for Davidson County, Tennessee, and dated May 19, 2016.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable

8. All matters appearing on the plan of Hermitage Hills of record in Plat Book 3600 Page 97 Register's Office for Davidson County, Tennessee.

9. Easement of record in Book 3864 Page 441 Register's Office for Davidson County, Tennessee.

This property is improved property known as 4019 Plantation Drive, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 27th day of May, 2022.

Jason Kurkimilis

Jennifer Kurkimilis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 27th day of May, 2022, before me personally appeared Jason Kurkimilis and Jennifer Kurkimilis, 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 27th day of May, 2022.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity
for Electronically Filed Document

I, W. Aaron Fortner, 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 5/24/2022 (date of document).

Date: 6/2/2022

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 2nd day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 6.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY