Name and Address of New Owner:
Maged Samuel & Lawrence Cammon
2648 Weatherford Street
LaVergne, TN 37086

Send Tax Statements To:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-22061109

Map and Parcel: 176 05 0B 194.00

Karen Johnson Davidson County
Batch# 885146 DEEDWARR
07/06/2022 03:29:30 PM 4 pgs
Fees: $23.00 Taxes: $1,375.66
20220706-0078065

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Higgins and Stan Vaught**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Maged Samuel and Lawrence Cammon**, 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, and being all of Lot No. 31, Final Plat, Hickory Woods Estates, Section "C", Phase II, according to survey and plat of same appearing of record in Book 9700, page 952, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to John Higgins and Stan Vaught, a one-half (1/2) undivided interest each as tenants in common by Special Warranty Deed filed for record on September 3, 2010 in Instrument Number 20100903-0070278, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Hickory Woods of record in Book 7422, page 235, Book 7422, page 298, Book 7422, page 301, Book 7422, page 304, Book 7823, page 857, Book 7857, page 94 and as corrected in Book 7876, page 75, Book 9616, page 470, Book 9616, page 477, Book 9678, page 187, Book 9764, page 44, Book 11180, page 802 and Rules and Regulations of record in Instrument No. 20010614-0062709, Instrument No. 20010614-0062710, Instrument No. 20011015-0111957; All matters as set forth per plat of record in Book 9700, page 952; HOA Charter of record in Book 9680, page 319; By-Laws of Hickory Woods Homeowners' Association of record in Book 7932, page 648 and as amended of record in Instrument No. 20001207-0120450 and Instrument No. 20031010-0150800; Right of Way Easement to Nashville Gas Company of record in Book 5909, page 915; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7145, page 614; Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4435, page 20; All matters of Boundary Survey of Hickory Woods Estates, Section C of record in Book 6900, page 884; alll of the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 5124 Brookstone Court, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 assigns, 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 our hand this ~~21st~~ 24th day of June, 2022.

John Higgins

Stan Vaught by John Higgins, Attorney-in-Fact

State of Tennessee

County of Rutherford

Personally appeared before me, John Higgins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained; and the said, John Higgins, to me known to be the person who executed the foregoing instrument on behalf of Stan Vaught, acknowledged that he executed the same as the free act and deed of said Stan Vaught, and for the purposes therein contained by virtue of a Power of Attorney, duly executed by the said Stan Vaught, and appearing of record in Instrument No. **202207060078064**, page , in the Register's Office of Davidson County, Tennessee.

Witness my hand and seal this 27 of June, 2022.

Notary Public

My Commission Expires: 2/20/2023

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $371,800.00.

L. Vaughn
Affiant Signature

Subscribed and sworn to before me, this ~~21st~~ 27th day of June, 2022.

Jessica L Tolley
Notary Public
My Commission Expires: 11-20-22

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 6/27/22 (date of document).

Affiant Signature

7/6/22
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 6 day of July, 2022.

BRIDGETTE N. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 3/15/2025