WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18401-DS

Karen Johnson Davidson County
Batch# 901797 DEEDWARR
08/10/2022 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20220810-0091088

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF AUGUST, 2022.

Notary Public

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2025

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

File No.: 2022070148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Portico 3, LLC, a Delaware limited liability company	Picket Realty Services Attention: Shaun O'Connor	
(NAME) 318 First Ave S. Suite 310	(NAME) 318 First Ave S. Suite 310	059-08-0-220.00
(ADDRESS) Seattle, WA 98104	(ADDRESS) Seattle, WA 98104	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF **FOUR HUNDRED FIVE THOUSAND AND NO/100 Dollars ($405,000.00)**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DERRICK VAUGHNS, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PORTICO 3, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, 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 Lot(s) 73, as shown on the map entitled Claymille Station, Phase Three, of record in Plat Book 6900, Page 648, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DERRICK VAUGHNS, A SINGLE MAN, by deed from JAMES J. REESE JR., of record in Instrument No. 20120302-0018513, dated February 24, 2012, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 213 Mill Station Ct, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

Executed by my hand this 10th of August, 2022.

Derrick Vaughns

STATE OF Tennessee

County OF Davidson

Before me, Tuwana J. Bryant, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Derrick Vaughns personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 10th of August, 2022.

Tuwana J. Bryant
Notary Public



Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 08/10/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 08/10/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 **day of** August, 2022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM