WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ **495,000.00**

Affiant

SUBSCRIBED AND SWON T
12th day of August, 2022

Notary Public

MY COMMISSION EXPIRES 3/17/25

(Affix Seal)

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Karen Johnson Davidson County
Batch# 908011 DEEDWARR
08/25/2022 10:52:31 AM 2 pgs
Fees: $13.00 Taxes: $1,831.50

20220825-0096015

C22-145

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Isaiah R. Iacabone, Jack W. Bay and Tanya M. Bay		
5213 Starwind Point	**Same as Owner**	**098-09-0A-057.00-CO**
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,WE, **Richard W. Vaughn and Wife Buffy Woodroof Vaughn,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Isaiah R. Iacabone, a Single Person, Jack W. Bay and Spouse Tanya M. Bay** 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 5213 Starwind Point, Hermitage, Hermitage, TN 37076. Said property is being described as follows:

Land in Davidson County, Tennessee, being Lot No. 150 Lakeshore, Phase 3-B of record in Owner Book 20010703, Owner Page 70337, Property Book 7900, Property Page 677, Register's Office for Davidson County, Tennessee, to which plan references is hereby made for a more complete description thereof.

Being the same property conveyed to Richard W. Vaughn by Quitclaim Deed from Andrea D. Vaughn dated 03/23/2005 and filed for record on 03/23/2005 of record in Instrument No. 20050323-0031615 , said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (XX) Property, known as **5213 Starwind Point, Hermitage, TN 37076**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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.

Witness our hands this 12th day of August, 2022.

Richard W. Vaughn

Buffy Woodroof Vaughn

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard W. Vaughn and Buffy Woodroof Vaughn** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of August, 2022.

Commission Expires: 8-21-2023

Notary Public

