Karen Johnson Davidson County
Batch# 915806 DEEDWARR
09/13/2022 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20220913-0102003

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $235,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th day of September, 2022.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
David Oglesby and Sarah Oglesby	Calcon Mutual Mortgage, LLC	110-00-0-107.00
(NAME)	(NAME)	
3553 Earhart Rd.	3131 Camino Del Rio N, Suite 1680	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	San Diego, CA 92108	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **James Ivan Vaughan, III, an unmarried man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **David Oglesby and Sarah Oglesby, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A tract or parcel of land in the 4th Civil District of Davidson County, Tennessee, described according to a survey by John Kohl, dated April 7, 1980 as follows:

Beginning at a point in the center line of Earhart Road, said point being the northwest corner of the property conveyed to E.B. Pugh and wife, Sylvia Pugh by deed from Lina H. Pugh, of record in Book 4593, Page 483, Register's Office for Davidson County, Tennessee; thence north 81 deg. 26' east 257.0 feet to a point; thence south 9 deg. 14' east 13.75 feet to a point; thence north 81 deg. 26' east 89.53 feet to a point, said point being the northeast corner of the property conveyed to E.B. Pugh and wife; thence north 3 deg. 10' east 112.63 feet to a point, said point, being the northeast corner of the property conveyed to Lina H. Pugh by deed from Brown Taylor, Jr., Trustee, of record in Book 3911, page 448, said Register's Office; thence south 89 deg. 25' west 383 feet to a point the center line of Earhart Road, said point being the northwest corner of the property conveyed to Lina H. Pugh; thence with the center line of Earhart Road south 10 deg. 50' east 150.0 feet to the point of beginning.

Being the same property conveyed to JAMES I. VAUGHAN AND WIFE, JUDITH R. VAUGHAN (erroneously misspelled as Vaughn in deed), by deed from JOHN D. LILES AND WIFE, LISA A. LILES, of record as Instrument No. 20000106-0001838, dated December 23, 1999, said Register's Office.

JUDITH ANN VAUGHAN, being one and the same person as JUDITH R. VAUGHAN, conveyed her interest in said property to JAMES IVAN VAUGHAN, JR., by Quitclaim Deed of record as Instrument No. 20020705-0080822, dated June 6, 2002, said Register's Office.

JAMES IVAN VAUGHAN, JR. died intestate on or about October 15, 2021, leaving JAMES IVAN VAUGHAN, III as his only Heir-at-Law. For further reference, see Affidavit of Heirship of record as Instrument No. 202209130102002 said Register's Office.

This property is __unimproved _X_improved property known as: 3553 Earhart Rd., Mount Juliet, TN 37122.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 7th day of September, 2022.

James Ivan Vaughan, III

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Ivan Vaughan, III, the herein bargainor, 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 the 7th day of September, 2022.

Notary Public
My Commission Expires:

REGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2022
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 9/7/22
Date

Celia Stewart-Rouse
Affiant Signature

9/7/22
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 7th day of September, 2022.

Notary's Signature

My Commission Expires: 4/20/23
Date

Notary's Seal

