Karen Johnson Davidson County
Batch# 921215 DEEDWARR
09/26/2022 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20220926-0106039

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

JIM A. HYDE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
August 15, 2025
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 250,000

Affiant

Subscribed and Sworn before me this 23rd day of September , 2022.

Notary Public
My commission expires: 08/15/2026

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Howell Home Builders, LLC 2602 Loyd Street, Murfreesboro, TN 37129	New Owner	075-13-0-130

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sarah Teresa Vaughn, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Howell Home Builders, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson county, Tennessee, being Lot No. 5 of the Plan of Hermitage Hills, section one, of record in Book 2900, Page 48, Register's Office for said County.
Said Lot No. 5 fronts 80 feet on the Southwesterly Margin of Jacksonian Drive and extends back 192.40 feet on the Northwesterly line and 198.80 feet on the Southeasterly line to a dead line in the rear measuring 80.25 feet thereon.

Being the same property conveyed to Sarah Teresa Vaughn, a single person, by Warranty Deed from Kenneth E. Rives and wife, Mary E. Rives dated May 22, 2009 and recorded June 01, 2009 of record in Instrument No. 20090601-0050256, in the Register's Office of Davidson County, Tennessee.

This is [✓] improved [ ] unimproved property known as 322 Jacksonian Drive, Nashville, TN 37076 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 23rd day of September , 2022.

Sarah Teresa Vaughn

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Bedford

On this 23rd day of September, 2022, before me personally appeared Sarah Teresa Vaughn, 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 23rd day of September, 2022.

Notary Signature
My commission expires: 8-16-25

MELODY LYNN CARR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BEDFORD
MY COMM. EXPIRES AUGUST 16, 2025

Tennessee Certification of Electronic Document

I, Merissa L Leaver **, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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** 9/23/2022 **(date of document).**

Merissa L Leaver
Signature

9/23/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 23rd **day of** September **, 2022**

JW Fowler
Notary Public
My Commission Expires: 11.22.25
Seal

JOANNA W FOWLER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD