STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of December, 2022.

Notary Public
MY COMMISSION EXPIRES: 10/16/2024
File No. G22-17361

Karen Johnson Davidson County
Batch# 951410 DEEDWARR
12/14/2022 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20221214-0129592

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Catherine J. Vaughn (NAME)	New Owner (NAME)	096-09-0A-741-00
741 Kent Rd (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Valerie L. Jones, Executor for the Estate of Mary D. Smith**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Catherine Joyce Vaughn, a single woman**, 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 Unit No. A-741 (aka Unit 741), Emery Place Condominiums, as shown on plat of record in Plat Book 6250, Page 719, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Mary D. Smith, an unmarried woman by Deed dated January 5, 2009, recorded January 8, 2009, in Instrument Number 20090108-0002102, in the Register's Office of Davidson County, Tennessee. Mary D. Smith and Mary Denise Smith is one in the same person. The said Mary D. Smith having died testate; in the Last Will and Testament of Mary D. Smith her sole heir at law, Valerie L. Jones, was appointed Executor for the said Estate. By Order entered in the Circuit (Probate) Court for Davidson County, Tennessee, Case #22P2069, Valerie L. Jones as Executor for the Estate of Mary D. Smith was authorized and directed to sell the subject property pursuant to an contract in place at the time of Mary D. Smith's death. The said Valerie L. Jones joins in this conveyance to convey any interest she may have in the subject property as well as to evidence her consent to this conveyance.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 741 Kent Road, Nashville, TN 37214.

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. Whenever 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 my/our hand(s) this 9 day of Dec, 2022.

P Valerie L Jones, Executor
The Estate of Mary D. Smith by
Valerie L. Jones, Executor

P Valerie L. Jones
Valerie L. Jones

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Valerie L. Jones, Executor for the estate of Mary Denise Smith, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9 day of Dec, 2022.

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-19-2026

Notary Public My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9 day of Dec, 2022, before me personally appeared Valerie L. Jones, 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 9 day of Dec, 2022.

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-19-2026

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Joshua A. Terry, 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 12/9/22.

Affiant Signature

12/12/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/12/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON