Karen Johnson Davidson County
Batch# 952781 DEEDWARR
12/19/2022 09:20:30 AM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20221219-0130633

WARRANTY DEED

TAYLOR HUBBARD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/26/25
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2022.

Taylor Hubbard
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Javier Garrido 741 Newberry Rd. Nashville, TN 37205	New owner	183-00-0-128

For and in consideration of the sum of Ten AND NO/100 Dollars ($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, **June A. Vaughn, DuWayne Vaughn, Alycia Kliesch and Kristy Stewart, heirs at law of Winston D. Vaughn, deceased**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Javier Garrido**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Located in the 5th Civil District of Davidson County, Tennessee and being more particularly described as follows, to-wit:

Bound on the north by Gary W & Lisa L Hale (Book 8436, Page 702); on the east by Twin Oaks Lane; on the south by Mohammad T Moini (Instrument No. 20020717-0086172) and Allen & Heidi Agnew (Instrument No. 20210510-0062122); on the west by Burkitt Road (Book 7747, Page 844); and being more precisely described as BEGINNING on an on an iron pin set in the center of Twin Oaks Lane for the northeast corner of Moini and the southeast corner of this tract; thence with Moini's north line N 84°37'03" W, 27.09 feet to an iron pin found; thence continuing with Moini's north line N 84°29'20" W, 674.60 feet to an iron pin found; thence with Agnew's north line N 84°29'41" W, 382.12 feet to an iron pin found for the southwest corner of this tract; thence with the east margin of Burkitt Road N 12°20'15" E, 329.89 feet to an iron pin found for the northwest corner of this tract; thence with Hale's south line S 83°43'57" E, 1,005.66 feet to an iron pin found; thence continuing with Hale's south line S 83°43'56" E, 26.34 feet to an iron pin set; thence with the center of Twin Oaks Lane S 03°11'50" W, 314.08 feet to the iron pin set at the BEGINNING containing 339,353 square feet, or 7.790 acres of land, more or less as surveyed by Michael C Roberts, PLS #2064 on 12/14/2022.

Being part of the same property conveyed to John W. Vaughn and Winston D. Vaughn by Warranty Deed from Carolyn B. Jennings and husband, Neal L. Jennings, dated 12/17/1982, of record in Book 5979, Page 900, Register's Office for Davidson County, Tennessee. The said John W. Vaughn died intestate on 07/06/2014, leaving the said Winston D. Vaughn, Jesse Dalton Vaughn, Randall Vaughn, Wayne Vaughn, Rosalyn Moss, Wesley Vaughn, Sharon Stone, Joyce Hardiman, Carmen Atkinson, David Vaughn (deceased), Damien Vaughn and Heather Vaughn Alexander as his/her sole heirs at law as evidenced in Affidavit of Heirship of record in Instrument 20180316-0024920, Register's Office for Davidson County, Tennessee. The said David Vaughn died intestate on 07/12/2003, leaving the said Damon Vaughn and Heather Vaughn Alexander as his/her sole heirs at law as evidenced in Affidavit of Heirship of record in Instrument 20180316-0024920, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Winston D. Vaughn by Quitclaim Deed from Joyce Hardiman and Sharon Stone, dated 02/12/2018, of record in Instrument 20180316-0024921, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Winston D. Vaughn by Quitclaim Deed from Jesse Dalton Vaughn, Randal Vaughn, Rosalyn Moss, Wesley Vaughn and Carmen Atkinson, dated 02/23/2018, of record in Instrument 20180316-0024922, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Winston D. Vaughn by Quitclaim Deed from Damon Vaughn, dated 03/06/2018, of record in Instrument 20180316-0024923, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Winston D. Vaughn by Quitclaim Deed from Wayne Vaughn, dated 04/02/2018, of record in Instrument 20180403-0030927, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Winston D. Vaughn by Quitclaim Deed from Heather Vaughn Alexander, dated 05/31/2018, of record in Instrument 20180605-0053660, Register's Office for Davidson County, Tennessee.

The said Winston D. Vaughn died intestate on 08/13/2018, leaving the said June A. Vaughn, DuWayne Vaughn, Alycia Kliesch and Kristy Stewart as his/her sole heirs at law as evidenced in Affidavits of Heirship being filed simultaneously herewith of record in Instrument Nos. 202212190130630 and 202212190130631, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☒ improved ☐ property known as: 4132 Twin Oaks Lane, Antioch, TN 37013

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.

Witness my/our hand(s) this the 16th day of December, 2022.

June A. Vaughn

DuWayne Vaughn

Alycia Kliesch

Kristy Stewart by June A Vaughn as Attorney in Fact
Kristy Stewart by June A. Vaughn, as
Attorney-in-Fact by Instrument of record in
Instrument No. 202212190130632

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared June A. Vaughn, DuWayne Vaughn and Alycia Kliesch, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 16th of December, 2022.

Notary Public

My Commission Expires: 10/11/25

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared June A. Vaughn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Kristy Stewart, the within named bargainor, and that she as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Kristy Stewart, the bargainor, by the said June A. Vaughn, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 16 day of December, 2022.

Notary Public

My Commission Expires: 10/11/25

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Certificate of Authenticity

I, Russell J. McCann, 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

12/16/22.

Date

Affiant Signature

December 16, 2022

State of TN
County of Williamson

Sworn to and subscribed before me this 16th day of December, 2022

Notary's Signature

ALICIA R. HAMILTON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/21/25
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)