Karen Johnson Davidson County
Batch# 954456 DEEDWARR
12/22/2022 12:00:30 PM 4 pgs
Fees: $23.00 Taxes: $1,468.90
20221222-0132133

Name and Address of New Owner:
Marc Atkinson and Briann Spielmann
119 Donald St Nashville TN 37207
Send Tax Bills To:
Marc Atkinson and Briann Spielmann
119 Donald St Nashville TN 37207

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 071-04-0-145

**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, **Aaron Vaughn, and Tabatha Vaughn, a married couple,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Marc Atkinson, unmarried man and Briann Spielmann, unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of C.L. Morris Subdivision, as shown on plat of record in Plat Book 1835, Page 116, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said Lot 9 fronts 83 feet on the northerly side of Donald Street, and runs back 187 feet on the easterly line and 185.4 feet on the westerly line, to a dead line, measuring 83 feet thereon.

Being the same property conveyed to Tabatha Renee Vaughn and husband, Aaron Vaughn by Quitclaim Deed dated February 24, 2014 from Tabatha Renee Crawford, n/k/a Tabatha Renee Vaughn, married, recorded March 14, 2014 in Instrument No. 20140314-0021470 in the Register's Office.

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 on the 20th day of December, 2022.

_____(SEAL)
Aaron Vaughn

_____(SEAL)
Tabatha Vaughn

STATE OF TEXAS
COUNTY OF ~~FORT BEND~~ HARRIS

On this 20th day of December, 2022, before me personally appeared Aaron Vaughn ~~and Tabatha 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 20th day of December, 2022.

Kim K. Kelley
Notary Signature
My commission expires:

KIM K KELLEY
Notary Public, State of Texas
Comm. Expires 02-12-2023
Notary ID 124467521

**AFFIDAVIT OF VALUE**

STATE OF )
)
COUNTY OF )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 20th day of December, 2022.

Notary Public
My commission expires: 7/6/2026
File No. 2022-5509-MJ

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of December, 2022.

_____ (SEAL)
Aaron Vaughn

Tabatha Renée Vaughn (SEAL)
Tabatha Vaughn

STATE OF TEXAS
COUNTY OF FORT BEND

On this 20th day of December, 2022, before me personally appeared ~~Aaron Vaughn and~~ Tabatha 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 20th day of December, 2022.

Kim K. Kelley
Notary Signature
My commission expires: 02-12-2023

KIM K KELLEY
Notary Public, State of Texas
Comm. Expires 02-12-2023
Notary ID 124467521

**AFFIDAVIT OF VALUE**

STATE OF )
)
COUNTY OF )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
20th day of December, 2022.

_____
Notary Public
My commission expires: _____
File No. 2022-5509-MJ

***Please Return to:***

**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**



202212220132133

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **December 20, 2022**.

Date

D Hardwick

Affiant Signature

**December 22, 2022**

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **22nd** day of **December**, 20**22**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026