THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 37488-01-2023

Karen Johnson Davidson County
Batch# 966232 DEEDWARR
02/01/2023 11:49:13 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50

20230201-0007431

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $725,000.00.

Affiant

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Subscribed and sworn to before me this 31st day of January, 2023.

Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SEZEN YILMAZ EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jerry Christopher Vaughan, Jr. and Grace Reeder Meade 1210 Calvin Avenue Nashville, TN 37206		Map and Parcel No.: 08305031800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cecil Louie Allred, III, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jerry Christopher Vaughan, Jr. and Grace Reeder Meade, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1210 Calvin Avenue, Nashville, TN 37206.

Megan Nicole Allred, spouse of Grantor, joins in the execution of this instrument to convey any marital interest that she holds in the subject property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

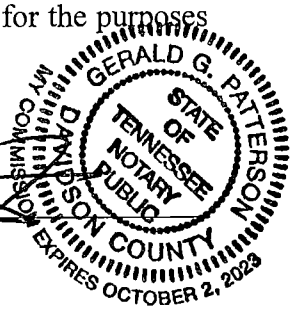
IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of January, 2023.

Cecil Louie Allred, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cecil Louie Allred, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2023.

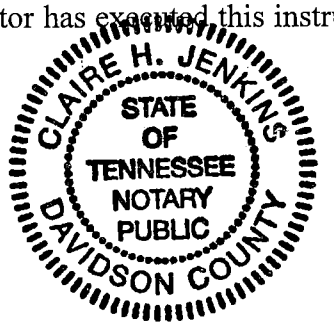


Notary Public

My Commission Expires:

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27 day of January, 2023.

Megan Nicole Allred



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Megan Nicole Allred, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of January, 2023.

Claire H. Jenkins
Notary Public

My Commission Expires 10/2/23

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 45 in F.O. Beasley's Subdivision of Block "C", Douglas Place iin East Nashville, a Plan of which is of record in Plan Book 2, Page 66, Chancery Court of Nashville.

Said Lot No. 45 fronts 50 feet on the southerly side of Calvin Avenue, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Cecil L. Allred, III and Claire P. Allred, husband and wife, by deed dated July 29, 2016 from Mary Ruth Martin of record in Instrument No. 20160812-0084132, Register's Office for Davidson County, Tennessee. Cecil L. Allred, III and Claire P. Allred having since divorced by Final Decree of record in Docket No. 18D-961, Fourth Circuit Court for Davidson County, Tennessee. By Quitclaim Deed dated June 15, 2018 of record in Instrument No. 20180823-0083512, Register's Office for Davidson County, Tennessee, Claire Palmer Allred, being one and the same as Claire P. Allred, conveyed her interest in subject property to Cecil Louie Allred, III. Cecil Louie Allred, III, being one and the same as Cecil L. Allred, III. Cecil Louis Allred, III having since remarried.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 08305031800.
2. All matters appearing on the Plan of record as Book 2, Page 66, Chancery Court of Nashville, Tennessee.