Karen Johnson Davidson County
Batch# 985627 DEEDWARR
03/28/2023 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20230328-0022536

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kelsey Vaughn and John Boatman, IV	Kelsey Vaughn and John Boatman, IV	Parcel ID: 109 00 0 175.00
(NAME) 5102 John Hager Road	(NAME) 5102 John Hager Road	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Benjamin D. Elder, an unmarried person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kelsey Vaughn and John Boatman, IV, married to each other**, 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 a tract or parcel of land in the 4th Civil District located to the South of Stewarts Ferry Pike and being described according to a survey by John Wright, Surveyor No. 1014, dated October 5, 1988, as follows, to wit:

Beginning at a point in the Southerly margin of Stewarts Ferry Pike being the Northeast corner of a tract belonging to Financial Packaging Corporation of Del. Inc. as described in Deed Book 10649, Page 78, RODCT, and also being the Northwest corner of the tract herein described, thence continuing as follows: Said tract or parcel of land fronts 375 feet, more or less on the Southerly margin of Stewarts Ferry Pike; thence Southwesterly 71.0 feet to a point; thence 146.2 feet West to a point; thence 64 feet to a point in the rear line; thence 186.0 feet West to a point in the Westerly line of the Robert J. Baltz, Trustee property of record in Book 5871, Page 373, Register's Office for Davidson County, Tennessee; thence running with said common line 239 feet, more or less, to the point of beginning.

Being the same property conveyed to Benjamin D. Elder, unmarried by Deed from Scott T. Stewart and wife, Lisa Stewart, dated June 25, 1998 and recorded on July 1, 1998 in Book 11000, Page 604, Register's Office for Davidson County, Tennessee.

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; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1462 Stewarts Ferry Pike, Hermitage, TN 37076

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 our hands this 27th of March, 2023

Benjamin D. Elder

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Benjamin D. Elder, an unmarried person, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of March, 2023.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Jameika Jones, 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 3/27/2023.

Date

Jameika Jones
Affiant Signature

03/28/2023
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 28th day of March, 2023.

Notary's Signature

My Commission Expires: _____
Date

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

Notary's Seal (if on paper)