THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number: 2023-04-473
Parcel ID: 082 09 0B 004.00

Karen Johnson Davidson County
Batch# 995635 DEEDWARR
04/24/2023 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $3,274.50
20230424-0030004

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Christopher Cameron Vaughn and Victoria Lee Fitzgerald 1416 5th Avenue North Nashville, TN 37208	Same as New Owner	Map/Parcel 082 09 0B 004.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael Esworthy and Molly Esworthy, F/K/A Molly Slayton, husband and wife,** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Christopher Cameron Vaughn, an unmarried person, and Victoria Lee Fitzgerald, an unmarried woman,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 1416 5th Avenue North, Nashville, TN 37208 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 4, together with a designated parking space at the rear of Lot 7, on the Plan Third Revision, Resubdivision of Lots 63 & 64, D.T. McGavock's First Addition, of record as Instrument No. 20020802-0092923, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Michael Esworthy, an unmarried man and Molly Slayton, an unmarried woman, by Warranty Deed from James Harwell Todd, a married man, of record in Instrument No. 20170222-0017911, in the Register's Office of Davidson County, Tennessee, dated February 17, 2017, and recorded on February 22, 2017.
>
> Being the same property conveyed to Michael Esworthy and Molly Slayton, husband and wife, by Quitclaim Deed from Michael Esworthy and Molly Slayton, husband and wife, who both acquired title as unmarried, of record in Instrument No. 20201204-0141364, in the Register's Office of Davidson County, Tennessee, dated August 18, 2020, and recorded on December 04, 2020.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used,

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

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 24th day of April, 2023.

Michael Esworthy

Molly Esworthy F/K/A Molly Slayton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of April, 2023, before me personally appeared Michael Esworthy and Molly Esworthy, F/K/A Molly Slayton, 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 24th day of April, 2023.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 885,000.00, 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 24 day of April, 2023

Notary Public
My commission expires: 05·21·2025

WHITNEY DUBOIS
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

Certificate of Authenticity

I, Holly Ray, 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 April 24, 2023.

Date

Holly Ray

Affiant Signature

April 24, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of April, 2023.

Notary's Signature

My Commission Expires: 05.21.2025

Date

Notary's Seal (if on paper)

