THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-5886-WE

Karen Johnson Davidson County
Batch# 998419 **DEEDWARR**
05/02/2023 09 51 39 AM 2 pgs
Fees $13 00 Taxes $1,387 50

20230502-0032300

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 375,000.00

Nancy Ensch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2023

Tracey Perry
Notary Public

MY COMMISSION EXPIRES 5-9-26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO·	MAP-PARCEL NUMBERS
Sharon M. Vaughn	Sharon M. Vaughn	
4505 Harding Pike 52-W	P. O. Box 121285	116-03-0A-055-00
Nashville, TN 37205-2192	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Equitable Trust Company, Trustee of The Ashley Trapp Currey Trust**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sharon M. Vaughn**

HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 52W on the Plan of Royal Oaks Tower Condominium Apartments of record in Plat Book 4460, page 189, corrected in Book 4728, Page 756, Register' s Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Royal Oaks Towers, a horizontal property regime established by Master Deed of record in Book 4710, Page 901, amended in Book 4798, Page 813, said Register' s Office.

Being the same property conveyed to Brownlee Currey, a married man, by Warranty Deed from Dr. Lawrence G. Schull, Jr. and spouse, Sudhir Kumar Bagga, and Martha Schull, unmarried, of record in Instrument No. 20160418-0036925 Register's Office for Davidson County, Tennessee, dated April 15, 2016 and recorded on April 18, 2016.

Brownlee O Currey, Jr. died, testate, on March 18, 2020. Pursuant to the Last Will and Testament of Brownlee O Currey, Jr., the real property described herein was subject to the control of his Executor(s) as part of his probate estate. The Estate of Brownlee O Currey, Jr was administered through Williamson County, Tennessee Probate Court, Docket No. P10931

Further, being the same property conveyed to Equitable Trust Company, Trustee, and its successors in trust, of the Brownlee O Currey, Jr Revocable Trust dated December 19, 2005, and subsequently amended and restated on numerous occasions, the most recent being a complete amendment and restatement on April 13, 2018, and further amended by a First Amendment to the Brownlee O. Currey, Jr. Revocable Trust dated May 9, 2018 by Co-Executor's deed from William L. Harbison and Carla L. Lovell, Co-Executors of the Estate of Brownlee O. Currey, Jr., of record in Instrument No. 20200507-0047583 Register's Office for Davidson County, Tennessee, dated April 9, 2020 and recorded on May 7, 2020.

Further, being the same property conveyed to Equitable Trust Company, Trustee and its successors in trust, of the Agneta A Currey Revocable Trust dated December 22, 2005, and subsequently amended and restated on numerous occasions, the most recent being a complete amended and restatement on April 13, 2018, by Quitclaim deed from Equitable Trust Company, Trustee, and its successors in trust, of the Brownlee O Currey, Jr Revocable Trust dated December 19, 2005, and subsequently amended and restated on numerous occasions, the most recent being a complete amendment and restatement on April 13, 2018, and further amended by a First Amendment to the Brownlee O. Currey, Jr. Revocable Trust dated May 9, 2018 , of record in Instrument No. 20200515-0050477 Register's Office for Davidson County, Tennessee, dated May 7, 2020 and recorded on May 15, 2020.

Further, being the same property conveyed to Equitable Trust Company, and its successors in trust, of the Ashley Trapp Currey Trust, by Quitclaim deed from Equitable Trust Company, Trustee and its successors in trust, of the Agneta A Currey Revocable Trust dated December 22, 2005, and subsequently amended and restated on numerous occasions, the most recent being a complete amended and restatement on April 13, 2018, of record in Instrument No. 20210222-0020624 Register's Office for Davidson County, Tennessee, dated February 12, 2021 and recorded on February 22, 2021 See also Scrivener's Affidavit (to correct zip code in property address) recorded in Instrument No. 20220714-0080877, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record, (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **4505 Harding Pike 52-W, Nashville, TN 37205-2192**

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 the 28th day of April, 2023

The Ashley Trapp Currey Trust
By: Equitable Trust Company, Trustee

BY: _____
David Simcox
Its Partner and Trust & Estate Advisor

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David Simcox**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence to be the within named bargainor, and who upon his oath acknowledged himself to be the Partner and Trust & Estate Advisor for Equitable Trust Company, the **Trustee** of **The Ashley Trapp Currey Trust**, the within named bargainor, and that as such Partner and Trust & Estate Advisor for Equitable Trust Company, the **Trustee** of **The Ashley Trapp Currey Trust**, being authorized to do so, did execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of April, 2023

_____
Notary Public

My Commission Expires. Jan 8 2024

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON