WARRANTY DEED

Karen Johnson Davidson County
Batch# 998993 DEEDWARR
05/03/2023 10 10 41 AM 2 pgs
Fees $13 00 Taxes $1,609 50

20230503-0032761

Y-BP-23-6116

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Island Time Property, LLC	**New Owner**	
(NAME)	(NAME)	**091-02-0-169 00**
2231 Canterbury Road		
(ADDRESS)	(ADDRESS)	
Columbus, OH 43221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RACHEL VAUGHT F/K/A RACHEL BEASLEY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ISLAND TIME PROPERTY, LLC, AN OHIO LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit

The following described real estate situate, lying and being in the County of Davidson, State of Tennessee, to wit·

Tract 1

Being the Westerly 41 feet of the Southerly 100 feet of Lot No 13 of Block No 4 on the Map of Cherokee Park Subdivision, as of record in Book 161, Page 75, Register's Office for said County, being Lot No 6 on the unrecorded plan of subdivision of Lot Nos 7, 9, 11 of Block No 4 on the Map of Cherokee Park, described according to a survey made by Z J Wilkinson, Surveyor, May 16, 1946, as follows

Beginning on the Northerly margin of Morrow Road at a point 319 feet West the Westerly margin of 61st Avenue North, thence with said Road, Westwardly 41 feet, thence at right angles, Northwardly 100 feet, thence at right angles Eastwardly 41 feet, thence at right angles, Southwardly 100 to the beginning

Tract 2

Being the Northerly 50 feet of Lot No 13 and the Westerly 27 feet of the Northerly 50 feet of Lot No 11 of Block No 4 on the Map of Cherokee Park Subdivision as of record in Book 161, Page 75, Register's Office for said County, Being Lot No 7 on the unrecorded plan of the Subdivision of Lots Nos 7, 9, 11 and 13 of Block No 4 on said on said Map of Cherokee Park, described according to an survey made by Z J Wilkinson, Surveyor, May 16, 1946, as follows·

Beginning on the Southerly margin of an alley at a point 273 feet West of the Westerly margin of 61st Avenue North, said point being the Northwest corner of the property conveyed to Luther C Dycus and wife, by deed from George Hutchison and wife, of record in Book 1414, Page 21, said Register's Office, thence with said alley, Westwardly 87 feet, thence Southwardly 50 feet, thence Eastwardly 87 feet, thence Northwardly 50 feet to the beginning

Being the same property conveyed to Rachel Beasley, an unmarried person by Warranty deed from Beau Harrison Jennings, unmarried of record in Instrument No 20140902-0079593 Register's Office for Davidson County, Tennessee, dated August 28, 2014 and recorded on September 02, 2014

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 75, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6116 Morrow Road, Nashville, Tennessee 37209**

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), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 1st DAY OF MAY, 2023

Rachel Vaught

Joshua Vaught

Joshua Vaught, spouse of Rachel Vaught, hereby joins in this conveyance and does transfer and convey any and all marital interest Joshua Vaught may have in and to the above-described tract or parcel of land

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL VAUGHT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 1st of May, 2023

Notary Public
My Commission Expires 5-1-23
(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSHUA VAUGHT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 1st of May, 2023

Notary Public
My Commission Expires 5-1-23
(SEAL)

MARY FRANCES RUDY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212