Karen Johnson Davidson County
Batch# 1013016 DEEDWARR
06/08/2023 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,071.63
20230608-0043781

WARRANTY DEED

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $559,900.00.

Carmen Coats
Affiant

Subscribed and sworn to me on June 2nd, 2023.

Julie Baily
NOTARY PUBLIC

My Commission Expires: 9-2-2024

KORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(RICHARD W. SEBASTIAN, ATTY)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36279

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
August J. Allen 2301 Andrew Place Nashville, TN 37216	Community Mortgage 3401 College Blvd. Ste 220 Leawood, KS 66211	073-05-0-173.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Rachel Diane Vaughn, formerly Rachel Diane Farthing, and husband, Jackson Vaughn**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **August J. Allen**, a single man hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Riverwood Terrace of record in Plat Book 1835, Page 134, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all of the property conveyed to Rachel Diane Farthing, unmarried, by Warranty Deed from Kathlyn Jean Keogh, n/k/a Kathlyn Keogh Heiman, married, of record in on June 29, 2017 in Instrument No. 20170629-0065614, Register's Office for Davidson County, Tennessee. The said Rachel Diane Farthing have since married, and is now known as Rachel Diane Vaughn.

The conveyance of the above-described parcel of land is subject to the following:

1. 2023 property taxes which have been prorated by the parties and assumed by the Grantee(s) and taxes or special assessments which are not shown as existing liens by the public records; and
2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Book 2147, Page 315, Register's Office for Davidson County, Tennessee; and
3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BEING ☐ **unimproved** ☒ **improved property known as:**

2301 Andrew Place, Nashville, TN 37216

(House Number) (Street) (City or Town) (State) (Zip)

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, his heirs and assigns, (or successors and representatives), forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns (or successors and representatives), to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, (or successors and representatives), 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 2nd day of June, 2023.

Rachel Diane Vaughn

Rachel Diane Vaughn

Jackson Vaughn

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Rachel Diane Vaughn and Jackson Vaughn to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on June 2, 2023.

NOTARY PUBLIC

My Commission Expires: March 9, 2027

WILLIAM HUGHES BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 June 8, 2023 (date of document).

Affiant Signature

June 8, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 8th day of June, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023