WARRANTY DEED

Karen Johnson Davidson County
Batch# 1013118 DEEDWARR
06/09/2023 09 40 43 AM 2 pgs
Fees $13 00 Taxes $561 66

20230609-0043927

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,800 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June, 2023

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO(S)
Walter M Hill	Walter M. Hill	043-14-169 00
(NAME)	(NAME)	
143 Hillcrest Drive	209 Hillcrest Dr.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No 20230743

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **The Estate of Bettie Ann T. Vaughan** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Walter M. Hill**, 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 situated in the 11th Civil District of Davidson County, Tennessee, and being the Northerly 75 feet of Lot No 26, in Block "B" on Plan of Yowell Place Subdivision, which is of record in Plat Book 974, page 61, Register's Office for Davidson County, Tennessee, described as follows

Beginning at a point in the easterly margin of Hillcrest Drive, which point is the southwest corner of Lot No 25 on said Plan, and running thence, eastwardly with the southerly boundary of said Lot No 25, a distance of 401 feet to a point, thence southwardly a distance of 75 feet to a point in the easterly boundary of Lot No. 26 on said Plan, thence westwardly in a straight line parallel to the southerly margin of Lot No 25 to a point in the easterly margin of Hillcrest Drive and thence in a northerly direction with said easterly boundary of said Hillcrest Drive 75 feet to the beginning

Being the same property conveyed to Charles L Vaughan and wife, Bettie T Vaughan by deed from Ernest F Elam and wife, Ella T Elam, dated October 2, 1984, of record in Book 6395, page 89, Register's Office for Davidson County, Tennessee The said Charles L Vaughan having died on or about 06/22/2008, leaving the said Bettie T Vaughan the surviving tenant by the entirety and sole owner of said land The said Bettie Ann T Vaughan, died testate a citizen and resident of Davidson County, Tennessee on or about 12/05/2022, and under the terms of her Will, which Will appears of record in Docket No 23P24, in the Seventh Circuit Court of Davidson County, Tennessee at Nashville (Probate Division), she devised subject premises to Charles Lawson Vaughan Jr her sole heir at law

Bettie T Vaughan and Bettie Ann T Vaughan are one and the same person

Unimproved ☐

This is improved ☒ property, known as 143 Hillcrest Drive, Madison, TN 37115
(House No) (Street) (P O Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever, and I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property

Witness my hand this 8th day of June, 2023

The Estate of Bettie Ann T Vaughan

BY _____
Charles Lawson Vaughan, Jr

_____
Charles Lawson Vaughan, Jr , individually

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Charles Lawson Vaughan, Jr Administrator of the Estate of Bettie Ann T. Vaughan, 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, at office, this 8th of June, 2023

_____
Notary Public
My Commission Expires 3/28/25

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Charles Lawson Vaughan, Jr , individually, 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, at office, this 8th of June, 2023

_____
Notary Public
My Commission Expires 3/28/25

MELISSA ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY