Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1035724 DEEDWARR
08/08/2023 09:50:47 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00

20230808-0061312

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SEVEN HUNDRED FIFTY THOUSAND AND 00/100 (750,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7TH DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 4-19-2026

(AFFIX SEAL)

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Rachel Vaughn and Jackson Vaughn (NAME)	**NEW OWNER** (NAME)	**171 08 0A 044.00**
1064 Beech Tree Lane Brentwood, TN 37027 (ADDRESS)	1064 Beech Tree Lane Brentwood, TN 37027 (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 7th day of August, 2023, the undersigned, **RICHARD D. MCGILL AND WIFE, JENNIFER OSEI-NKANSAH MCGILL**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **JACKSON MURPHY VAUGHN AND RACHEL DIANE VAUGHN, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1064 BEECH TREE LANE, BRENTWOOD, TN 37027** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 44, as shown on the map entitled the Plan of Cottonport Plantation, Phase II, of record in Plat Book 6900, Page 950, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard D. McGill and wife, Jennifer Osei-Nkansah McGill, by Warranty Deed from Kevin Patrick Lavender and wife, May Burley Lavender, of record in Instrument No. 20120312-0021431, in the Register's Office of Davidson County, Tennessee, dated March 09, 2012, and recorded on March 12, 2012.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. 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.
3. Rights or claims of parties in possession not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
5. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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.

IN WITNESS WHEREOF, this instrument has been executed this 7th day of August, 2023.

GRANTOR: Richard D. McGill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Richard D. McGill**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 7th day of August, 2023.

Notary Public

My Commission Expires:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

GRANTOR: Jennifer Osei-Nkansah McGill

Jennifer Osei-Nkansah McGill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Jennifer Osei-Nkansah Mcgill**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 7th day of August, 2023.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY