Karen Johnson Davidson County
Batch# 1037142 DEEDWARR
08/10/2023 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $277.50
20230810-0062204

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $75,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8th day of August, 2023.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Freddie Robertson, Eddie Robertson, and Greg Beier	SAME AS NEW OWNER	134-15-0-020.00
(NAME)	(NAME)	
4680 SE Tater Peeler Road		
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37090		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **William Scott Vaupel and Dwayne Kirk Vaupel and William E. Vaupel, as to a life estate,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Freddie Robertson and Eddie Robertson and Greg Beier**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in the 5th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pipe in the easterly margin of a private right-of-way, now Jansing Drive, at the southwest corner of a tract of land owned by Hewlett (Instrument No. 20160708-0070141, Register's Office for Davidson County, Tennessee; formerly W. J. Kimbro, et al); thence with Hewlett's southern boundary line, south 88 deg. 30' east 100 feet to a stake; thence south 26 deg. 30' west 50 feet to a stake in the northerly boundary line of a tract of land owned by The Jansing Drive Townhomes (Instrument No. 20100510-0035734, RODCTN; formerly Max D. Anderson); thence with the Jansing Drive Townhomes' northern boundary line, north 88 deg. 30' west 100 feet to a stake in the easterly margin of said private right-of-way now, Jansing Drive, thence with the easterly margin of said right-of-way, now Jansing Drive, north 26 deg. 30' east 50 feet to the beginning.

TOGETHER WITH the easement rights as set forth in Book 1358, page 168, said Register's Office.

Being the same property conveyed to WILLIAM E. VAUPEL AND WIFE, JOYCE A. VAUPEL, by deed from 4477 PROPERTY INVESTORS, INC., A TENNESSEE CORPORATION, of record in Book 6094, page 537, dated July 12, 1983, said Register's Office..

JOYCE A. VAUPEL died on or about October 30, 2018, leaving WILLIAM E. VAUPEL as the surviving tenant by the entirety.

WILLIAM E. VAUPEL, RESERVING A LIFE ESTATE UNTO HIMSELF, conveyed said property to WILLIAM SCOTT VAUPEL AND DWAYNE KIRK VAUPEL, by Quitclaim Deed of record as Instrument No. 20200206-0013854, dated January 16, 2020, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This property is __unimproved _X_improved property known as: 3318 Jansing Drive, Nashville, TN 37211.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 8th day of August, 2023.

William Scott Vaupel

Dwayne Kirk Vaupel

William E. Vaupel

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Scott Vaupel and Dwayne Kirk Vaupel, and William E. Vaupel, the herein 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 8th day of August, 2023.

Notary Public
My Commission Expires:

GREGG W CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires
October 25, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 8/8/23.

Date

Celia Stewart-Rouse

Affiant Signature

8/8/23

Date

State of Tennessee

County of Wilson

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

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY