Karen Johnson Davidson County
Batch# 1042516 DEEDWARR
08/25/2023 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $909.28
20230825-0066453

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $250,000.00 $245,750.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 08/01/2023. NOTARY PUBLIC MY COMMISSION EXPIRES 3/22/26

CONNIE GILL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD My Comm. Expires 3/22/2026

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3872

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Matthew Shepherd	New owner	162-09-0A-075.00-CO
5510 Country Drive #75		
Nashville, TN 37211		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Jenny S. Vaughn, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Shepherd, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being Unit No. 75 Building No. 11, of Hickory Valley Condominiums, Phase 2, a Horizontal Property Regime established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Hickory Valley Condominiums, Phase 2 of record in Book 4659, Page 32, amended in Book 4937, Page 429 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on the Site Plan for Hickory Valley Condominiums, Phase 2 of record in Book 4460, Page 133, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jennie S. Graves by Special Warranty deed from Nationsbanc Mortgage Corporation of record in Book 9334, page 231, Register's Office for Davidson County, Tennessee, dated April 28, 1994 and recorded on May 4, 1994.

Being the same property conveyed to Jenny S. Vaughn by Quitclaim deed from William Harry Alexander, Sr of record in Book 10047, page 878, Register's Office for Davidson County, Tennessee, dated March 13, 1996 and recorded on May 13, 1996. Jenny S. Graves, Jennie Sue Alexander and Jenny S Vaughn all being one in the same.

The said persons divorced between William Harry Alexander, Sr and Jennie Sue Alexander.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 5510 Country Drive #75 Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on August 1, 2023.

Jenny S. Vaughn

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Jenny S. Vaughn, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 1, 2023.

Notary Public

My Commission Expires: 9/20/2025

CHERYL D. BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2023-3872

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 8/1/23 (date of document).

Affiant Signature

8/24/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

