Karen Johnson Davidson County
Batch# 1062580 DEEDWARR
10/19/2023 08:06:30 AM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20231019-0081850

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Subscribed and sworn to before me, this 18 day of October 2023.

Notary Public
My commission expires: _____

JESSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael A. Stanley	New Owner	161-10-0B-211.00
5253 Village Trace		
Nashville, TN 37211		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kayla J. Randolph (f/k/a Kayla J. Vaughan), an unmarried woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Michael A. Stanley and Jennifer M. Stanley, husband and wife,** 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:

> Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Villages of Brentwood, Phase Twelve, a Planned Unit Development, of record in Plat Book 7900, page 713, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Kayla J. Vaughan, a single woman, by Warranty Deed from Melinda Rikla Goodman, married, dated February 17, 2017 of record as Instrument No. 20170224-0018530, Register's Office for Davidson County, Tennessee. The said Kayla J. Vaughan is now known as Kayla J. Randolph.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

Samuel Edward Randolph joins in this conveyance to convey any and all interest he may have in the subject property.

This property is improved property known as 5253 Village Trace, Nashville, TN 3721.1

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 this the 18th day of October, 2023.

Kayla J. Randolph

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kayla J. Randolph,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 18th day of October, 2023.

Notary Public

My Commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Samuel Edward Randolph

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Samuel Edward Randolph,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 18th day of October, 2023.

Notary Public

My Commission expires: 6-17-2024

FILE NO: 2023097809

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 October 18 2023
Date

Affiant Signature

10/18/2023
Date

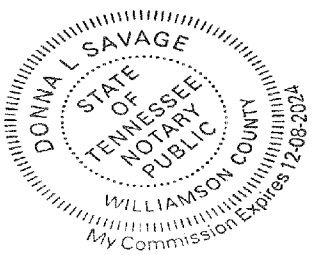
State of Tennessee
County of Williamson

Sworn to and subscribed before me this 18th day of October, 2023.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal



202310190081850