Karen Johnson Davidson County
Batch# 1076941 DEEDWARR
11/30/2023 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $3,644.50
20231130-0092547

WARRANTY DEED

Brad Krivensky State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $985,000.00.

Michelle Kenaig
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2023.

Brad
Notary Public

MY COMMISSION EXPIRES: 6/27/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
William Vaughn and Patricia L. Vaughn	NEW OWNER	12912011200
(NAME)	(NAME)	
101 Cheek Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($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, **Claudia Emfinger and Robert D. Emfinger, Jr., wife and husband**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **William Vaughn and Patricia L. Vaughn, 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, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12, on the Plan of Cheekwood Estates, of record in Plat Book 2663, Page 103, in the register's office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Southerly margin of Cheek Road, the common corner of Lots Nos. 11 and 12, on said plan; thence Westwardly along the Southerly margin of Cheek Road 155.9 feet to a concrete monument, the beginning of a curve; thence around said curve Southwesterly 32.6 feet to a concrete monument in the Easterly margin of highway 100; thence Southwardly along the Easterly margin of said highway 100, 189.9 feet to a concrete monument, the common corner of Lots Nos. 12 and 13; thence along the line between said Lots Eastwardly 167.0 feet to a point, the common rear corner of Lots Nos. 11 and 12; thence along the line between said Lots Northwardly 252.0 feet to the point of beginning.

Being the same property conveyed to Claudia Emfinger and Robert D. Emfinger, Jr., wife and husband, by Quitclaim Deed from Jennie F. Clements, a married woman, of record in Instrument No. 20211210-0164100, in the Register's Office of Davidson County, Tennessee, dated December 1, 2021 and recorded on December 10, 2021.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 101 Cheek Road, Nashville, TN 37205
(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 we do covenant with 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 is 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.

Effective the 30th day of November, 2023.

Claudia Emfinger

Robert D. Emfinger, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of November, 2023, before me personally appeared Claudia Emfinger and Robert D. Emfinger, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 6-27-26

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

202311300092547

Tennessee Certification of Electronic Document

I, Keith H. Solomon, 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 11/30/2023 (date of document).

Affiant Signature

11/30/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

