WARRANTY DEED

Karen Johnson Davidson County
Batch# 1086035 DEEDWARR
12/27/2023 02:11:30 PM 5 pgs
Fees: $28.00 Taxes: $1,026.75
20231227-0099467

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF December, 20 23.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark McKiernan and Jeff Sibilio	**Movement Mortgage, LLC**	
(NAME) 800 Gwynne Dr.	(NAME) **8024 Calvin Hall Road**	061 07 0 139.00
(ADDRESS) Nashville, TN 37216	(ADDRESS) **Indian Land, SC 29707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHARLES C. VAUGHAN, JR., WILLIAM O. VAUGHAN, JAMES S. VAUGHAN AND DAVID H. VAUGHAN, DEVISEES OF THE LAST WILL AND TESTAMENT OF FAIREST S. VAUGHAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK P. MCKIERNAN, AN UNMARRIED MAN, AND JEFF SIBILIO, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEES, 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. 11 of Block "C", on the Plan of Broadmoor as of record in Plat Book 547, Page 161, in the Register's Office for said County.

Said Lot No. 11 fronts 77.8 feet on the Southerly side of Gwynn Drive and runs back 150 feet on the Easterly line and 153 feet on the Westerly line with the Easterly margin of Patapsco Street, to a dead line, measuring 107.1 feet thereon.

Being the same property conveyed to Charles C. Vaughan and Wife, Fairest S. Vaughan, by Warranty Deed from Carolyn Shobe, Unmarried, of record in Book 5749, Page 160, in the Register's Office of Davidson County, Tennessee, dated May 26, 1981 and recorded on May 26, 1981. The said Charles C. Vaughan died on February 24, 2002, then Fairest S. Vaughan died May 26, 2022, testate, devising subject property to Charles C. Vaughan, Jr., William O. Vaughan, James S. Vaughan and David H. Vaughan. See Last Will and Testament recorded in Instrument No. 20230410-0025510. and Affidavit in Furtherance of Title recorded in Instrument No. 20230517-0036694.

Limited Power of Attorney executed by Charles C. Vaughan appointing David H. Vaughan to sign on his behalf dated _____ and recorded in Instrument No. __202312270099464 _____, Register's Office for Davidson County, Tennessee.

Limited Power of Attorney executed by William O. Vaughan appointing David H. Vaughan to sign on his behalf dated _____ and recorded in Instrument No. __202312270099465 _____, Register's Office for Davidson County, Tennessee.

PM2023-1418

Limited Power of Attorney executed by James S. Vaughan appointing David H. Vaughan to sign on his behalf dated _____ and recorded in Instrument No. _202312270099466_____ _____, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 800 Gwynne Dr., Nashville, TN 37216
(House Number) (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.

Witness my hand this 22 day of December, 2023

Charles C Vaughan By David H Vaughan Attorney in Fact
CHARLES C. VAUGHAN, JR. BY DAVID H. VAUGHAN, ATTORNEY IN FACT

William O. Vaughan By David H Vaughan Attorney in Fact
WILLIAM O. VAUGHAN BY DAVID H. VAUGHAN, ATTORNEY IN FACT

James S Vaughan By David H Vaughan Attorney in Fact
JAMES S. VAUGHAN BY DAVID H. VAUGHAN, ATTORNEY IN FACT

David H Vaughan
DAVID H. VAUGHAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David H. Vaughan, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of December, 2023.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC

Notary Public

PM2023-1418

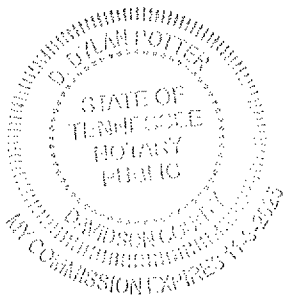
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David H. Vaughan to me known to be the person who executed the foregoing instrument in behalf of Charles C. Vaughan, Jr. as his Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said of Charles C. Vaughan, Jr.

Witness my hand and official seal this 22 day of December, 2023.

Commission expires:



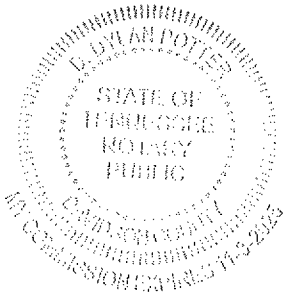
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David H. Vaughan to me known to be the person who executed the foregoing instrument in behalf of William O. Vaughan as his Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said of William O. Vaughan.

Witness my hand and official seal this 22nd day of December, 2023.

Commission expires:



Notary Public

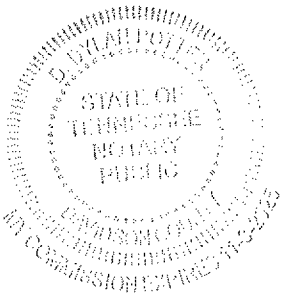
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David H. Vaughan to me known to be the person who executed the foregoing instrument in behalf of James S. Vaughan as his Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said of James S. Vaughan.

Witness my hand and official seal this 22nd day of December, 2023.

Commission expires:



Notary Public

PM2023-1418

EXHIBIT "A"
TO Warranty Deed
From: Estate of Fairest S. Vaughan
To: Mark P. McKiernan and Jeffrey Sibilio

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

David H Vaughan
Affiant

WITNESS my hand and seal ~~at office~~ this 22nd day of December, 2023.

Notary Public
My Commission Expires: _____

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2025

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 December 22, 2023.

Affiant Signature

Date: 12/27/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this December 27, 2023

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM