Karen Johnson Davidson County
Batch# 1086418 DEEDWARR
12/29/2023 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,431.90
20231229-0099979

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231246439**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $387,000.00. Affiant Subscribed and sworn to before me, this 28th day of December, 2023. Notary Public My Commission Expires: 9/14/25

MICHELLE W. LOCKE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

SPECIAL WARRANTY DEED

Address New Owner: Mary Caroline Vaughn 4505 Harding Pike #145 Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116 03 0B 145.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Louise O'Kelly Revocable Living Trust dated September 15, 2022** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Caroline Vaughn,** an unmarried woman, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 145 on the plan of Royal Oaks Apartments, Condominium Apartments, of record in Plat Book 5200, Page 45, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Mary Louise O'Kelly, a single person, by Warranty Deed from Lisa Briana Williams and Mary Cam Talley Williams, as devisees under the will of Ruth C. Talley, of record in Book 9295, Page 914, in the Register's Office for Davidson County, Tennessee, dated March 30, 1994 and recorded on March 31, 1994.

Being the same property conveyed to Mary Louise O'Kelly Revocable Living Trust dated September 15, 2022 by Quitclaim Deed from Mary Louise O'Kelly, a single person, of record in Instrument No. 202312290099978, I the Register's Office of Davidson County, Tennessee, recorded on 12/29/2023.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Royal Oaks Apartments, Condominium Apartments, as recorded in Plat Book 5200, Page(s) 45.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revision of Lots 1, 2, 4 and 5 Royal Oaks, as recorded in Plat Book 4660, Page 59.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 4505 Harding Road Homeowners' Association Condominium of record in Book 5282, Page 972; also subject to easements, rights and interests 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 building thereon.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4835, Page 964.

Easement recorded in Book 3165, Page 607, Book 3347, Page 188, Book 4668, Page 986, Book 4744, Page 370, Book 4978, Page 524 and Book 5144, Page 244.

This is improved property located at 4505 Harding Pike #145 Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is seized and possessed of said real estate and has the right to convey it, and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of December, 2023.

Mary Louise O'Kelly Revocable Living Trust dated September 15, 2022

BY: David P. Rogers, Vice President Regions Bank, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David P. Rogers, Vice President of Regions Bank, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustee of Mary Louise O'Kelly Revocable Living Trust dated September 15, 2022, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of December, 2023.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-17-2024

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 12/28/23 (date of document).

Michelle W. Kendig
Affiant Signature

12/28/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of December, 2023.

Brad Krivensky
Notary's Signature

MY COMMISSION EXPIRES: 10-27-25

NOTARY'S SEAL

