Karen Johnson
Batch # 1087838
01/03/2024 09:38:22 AM
Fees: $13.00 Taxes: $1,369.00
Davidson County
DEEDWARR
2 pgs
20240103-0000517

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LR-EXP-23-7244

PREPARED BY ~~& RETURN TO:~~
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2023.

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

07-NSH23-07043

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kenneth Weaver and Nadine Weaver 736 Gault Road, Narvon, PA 17555	New Owner	172-12-0D-059.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David A. Vaughn and Marian M. Vaughn, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kenneth Weaver and Nadine Weaver, husband and wife**, hereinafter called the Grantees, their successors 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. 499 on the Plan of Final Plat Section 2, The Town Center Homes at Lenox Village of record in Plat at Instrument No. 20050322-0031182, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to David A. Vaughn and Marian M. Vaughn, husband and wife by Warranty Deed from Paige L. Geiger, a single woman of record in Instrument No. 20190924-0096745 Register's Office for Davidson County, Tennessee, dated September 18, 2019 and recorded on September 24, 2019.

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

This property is improved property known as: **7244 Althorp Way, Nashville, TN 37211-7081**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of December, 2023

David A. Vaughn

Marian M. Vaughn

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 David A. Vaughn and Marian M. Vaughn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 29th day of December, 2023.

Notary Public

My Commission Expires: 9/21/2024

