WARRANTY DEED

Karen Johnson
Batch # 1088383
01/04/2024 12:56:35 PM
Fees: $13.00 Taxes: $1,276.50

Davidson County
DEEDWARR
2 pgs

20240104-0000915

G-KW-23-5603

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON mst

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2028

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bart J. Ryan, Successor Trustee of the Yerchanig Ryan 2012 Revocable Trust, dated August 30, 2012	New owner	
(NAME) 6017 Cortez Court	(NAME)	**087-05-0A-102.00-CO**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN W. VIGNON AND SUPRIATNI VIGNON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BART J. RYAN, SUCCESSOR TRUSTEE OF THE YERCHANIG RYAN 2012 REVOCABLE TRUST, DATED AUGUST 30, 2012,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 130 on the Plan of Final Plat, Farmingham Woods, Phase III, a Planned Unit Development of record in Plat Book 7900, Page 554, 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 John W. Vignon and Supriatni Vignon, husband and wife by Quitclaim Deed from John W. Vignon of record in Instrument No. 20151006-0101702 Register's Office for Davidson County, Tennessee, dated October 06, 2015 and recorded on October 06, 2015.

Being the same property conveyed to John W. Vignon, an unmarried man by Warranty Deed from Larry Robertson and wife, Jimmie Robertson of record in Instrument No. 20080818-0084871 Register's Office for Davidson County, Tennessee, dated July 31, 2008 and recorded on August 18, 2008.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 554, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8238 Page 176 as amended in Book 8351, Page 533, Book 8423, Page 784 (as re-recorded in Book 8424, Page 426), Book 8447, Page 635, Book 8702, Page 528, Book 9006, Page 409, and Book 9006, Page 414, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Book 8245, Page 768, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas of record in Book 8245, Page 772, as corrected in Book 8310, Page 341, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Instrument Number 20020603-0066713, in the Register's Office for Davidson County, Tennessee.
- P.U.D. Boundary Plat for Farmingham Woods of record in Book 7900, Page 173, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5603 Royal Court, Hermitage, Tennessee 37076**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 29th DAY OF DECEMBER, 2023.

John W. Vignon by Margaret Means, Attorney in Fact

Supriatni Vignon by Margaret Means, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JOHN W. VIGNON AND SUPRIATNI VIGNON, and who acknowledged he/she/they executed the same as the free act and deed of the said JOHN W. VIGNON AND SUPRIATNI VIGNON.

Witness my hand and official seal, this the 29th of December, 2023.

Notary Public
My Commission Expires:
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212