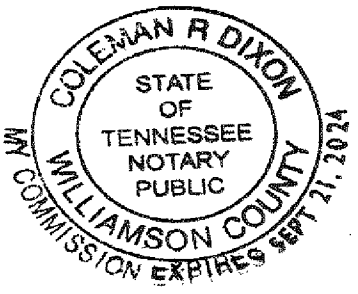
Karen Johnson Davidson County
Batch# 1093226 DEEDWARR
01/24/2024 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20240124-0004596



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $950,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of January, 2024.

Notary Public

My commission expires: 9/21/2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company, LLC
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Donald William Graham, Jr. and Stacey Seiden Graham	Movement Mortgage, LLC (Subserviced by Servicemac, LLC)	116-12-0-051.00
3816 Abbott Martin Rd.	P.O. Box 105178	
Nashville, TN 37215	Atlanta, GA 30348-5178	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

William Edwin Vaughn, III and Patricia Lane Vaughn, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Donald William Graham, Jr. and Stacey Seiden Graham, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5, Block G on the Plan of Woodmont Lane Homesites of record in Plat Book 1130, Page 13, 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 William Edwin Vaughn III and Patricia Lane Vaughn, husband and wife by Warranty deed from John M. Peek and Carey Peek, husband and wife of record in Instrument No. 20181231-0126585 Register's Office for Davidson County, Tennessee, dated December 28, 2018 and recorded on December 31, 2018.

This is **improved** property known as **3816 Abbott Martin Rd., Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 23rd day of January, 2024.

William Edwin Vaughn, III

Patricia Lane Vaughn

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, William Edwin Vaughn, III and Patricia Lane Vaughn, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 23rd day of January, 2024.

Notary Public
My Commission Expires: _____

Lenders Title Company File No. 23-001706-525

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-21-2027

SP 11/2015

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 23rd day of January, 2024.

Robert L. Scruggs, Affiant Date

State of **Tennessee**
County of **Davidson**

Sworn to and subscribed before me this the 23rd day of January, 2024

Notary's Signature

My Commission Expires 9-8-2025

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025