Karen Johnson Davidson County
Batch# 1098599 DEEDWARR
02/06/2024 03:04:30 PM 5 pgs
Fees: $28.00 Taxes: $1,572.50
20240206-0008430

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF January 2024

Notary Public

MY COMMISSION EXPIRES: 9/30/2024
(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
Music City Financial, LLC	New Owners	
(NAME) 2404 Andrew Place	(NAME) 828 Royal Pkwy #204	073 09 0 031.00
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville TN 37214	
(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 VAUGHAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY,** 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:

Being Lot No. 51 on the Plan of Gibson Heights, of record in Plat Book 1835, Page 133, in the Register's Office of Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Charles C. Vaughan and wife, Fairest Vaughan, by Deed from David H. Vaughan and wife, Julie K. Vaughan, of record in Book 9672, Page 551, in the Register's Office of Davidson County, Tennessee, dated May 15, 1995 and recorded on May 16, 1995. The said Charles C. Vaughan died on February 24, 2002, then Fairest Vaughan died on May 26, 2022, testate, devising subject property to Charles C. Vaughan, Jr., William O. Vaughan, James S. Vaughan, and David H. Vaughan. See Probate Case 22P-1259, Davidson County Circuit Court (Probate Division). Also see Will filed of record in Instrument No. 20230410-0025510 and Affidavit in Furtherance of Title filed of record in Instrument No. 20230517-0036694.

David H. Vaughan, Executor of the Estate of Fairest Vaughan, joins in this instrument for the purpose of conveying interest, if any, of the Estate of Fairest Vaughan.

PM2024-019

Limited Power of Attorney executed by Charles C. Vaughan appointing David H. Vaughan to sign on his behalf dated January 5, 2024 and recorded in Instrument No. 20240125-0005139, 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 January 5, 2024 and recorded in Instrument No. 20240125-0005141, Register's Office for Davidson County, Tennessee.

Limited Power of Attorney executed by James S. Vaughan appointing David H. Vaughan to sign on his behalf dated January 5, 2024 and recorded in Instrument No. 20240125-0005140, 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 2404 Andrew Place, Nashville, TN 37215
(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 26 day of January, 20 24

Charles C Vaughan Jr 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

DAVID H. VAUGHAN, EXECUTOR OF THE ESTATE OF FAIREST VAUGHAN

David H Vaughan
BY: DAVID H. VAUGHAN, EXECUTOR

PM2024-019

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 26 day of January, 2024.

Commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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 26 day of January, 2024.

Commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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 26 day of January, 2024.

Commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

PM2024-019

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 26 day of January, 2024.

Commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared David H. Vaughan, with whom I am personally acquainted (or proved tobe on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executor of the Estate of Fairest Vaughan the within named bargainor, and that he as Executor, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as Executor of the Estate of Fairest Vaughan.

Witness my hand and official seal this 26 day of January, 2024.

Commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

PM2024-019

Certificate of Authenticity

I, Holly A Mason, 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 1/24/24.

Affiant Signature

1/26/24
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 26 day of January, 2024

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY