Karen Johnson Davidson County
Batch# 1114920 DEEDWARR
03/25/2024 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $2,941.50
20240325-0020604

WARRANTY DEED

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $795,000.00:

X Michael D. Vaughan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 3-2-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0133

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
The Borland 2022 Revocable Trust dated 02/23/22	NEW OWNER	Map: 104100Q00500CO
(NAME) PO Box 1616	(NAME)	
(ADDRESS) Ross, CA 94957	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SEVEN HUNDRED NINETY-FIVE THOUSAND AND NO/100 DOLLARS ($795,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHAEL D. VAUGHAN AND CARLA ZUIM VAUGHAN, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES A. BORLAND, JR. AND ALISON T. BORLAND, TRUSTEES OF THE BORLAND 2022 REVOCABLE TRUST DATED 02/23/22,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit E as shown on the Plan attached as Exhibit C to the Third Amendment to Declaration of Covenants, Conditions, and Restrictions for Avenue South Townhomes as of record in Instrument 20120329-0026541, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael D. Vaughan and Carla Zuim Vaughan, husband and wife, by deed from Andrea Ellen Wolf, now known as Andrea W. Bernstein and husband, Hunter Bernstein, of record in Instrument No. 20180117-0004942, dated January 12, 2018, Register's Office for said County.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) Easements and Setback Lines as set out per Plat Book 3106, Page 120 & 131, Register's Office for said County; (3) Restrictions and Easements contained in deed of record in Book 2105, Page 153, said Register's Office; (4) Gas Line Easement to Piedmont Natural Gas Co. of record in Instrument No. 20110311-0019580, said Register's Office; (5) Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20100728-0059166, Register's Office for said County; (6) Charter for Homeowner's Association of record in Instrument No. 20100907-0070752, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20100907-0070753, amended in Instrument 20100921-0075025, Instrument 20110808-0060841; Instrument 20111003-0076391, corrected in Instrument 20111017-0080350, amended in Instrument 20120329-0026541, and Instrument 20120827-0076808, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3429 A 33rd Avenue S., Nashville, TN 37212
(House No.) (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 our hands this 25th day of March, 2024.

Michael D. Vaughan

Carla Zuim Vaughan

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 Michael D. Vaughan and Carla Zuim Vaughan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 25th day of March, 2024.

My Commission Expires: 3-3-26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Certification of Recorded Documents

I, Julia Wyatt, 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 March 25, 2024.

(AFFIANT) Julia Wyatt

03/25/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 25th day of March, 2024.

My commission expires: 3.3.26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON