THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240247010**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $412,000.00. Affiant Subscribed and sworn to before me, this 27th day of March, 2024. Notary Public My Commission Expires: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Karen Johnson Davidson County
Batch# 1116527 DEEDWARR
03/28/2024 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,524.40
20240328-0021758

WARRANTY DEED

Address New Owner: Benjamin Aiken Moneypenny and Jessica Mae Vaughn 521 Starliner Drive Nashville TN 37209	Send Tax Bills To: American Pacific Mortgage Corporation and/or Warehouse Lenders 3000 Lava Ridge Court Suite 200 Roseville, CA 95661	Tax Information: Tax Parcel ID No. 102 04 0 006.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jo Borman now known as Jo Carolyn Greer, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin Aiken Moneypenny, unmarried and Jessica Mae Vaughn, unmarried, joint tenants with rights of survivorship**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1037, on the Plan of CHARLOTTE PARK, SECTION 13, of record in Plat Book 2900, Pages 142 and 143, Registers Office for said County, do which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jo Borman, a single woman, by Quitclaim Deed from Jo Borman, a single woman who took title as married woman, of record in Instrument No. 20210429-0057524, in the Register's Office of Davidson County, Tennessee, dated February 01, 2021, and recorded on April 29, 2021.

Being the same property conveyed to Jo Borman, married woman, by Warranty Deed from James S. Metcalfe, IV, married, of record in Instrument No. 20100525-0040337, in the Register's Office of Davidson County, Tennessee, dated May 21, 2010, and recorded on May 25, 2010.

Jo Borman, having since married and is now known as Jo Carolyn Greer. Gerald Greer joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHARLOTTE PARK, SECTION 13, as recorded in Plat Book 2900, Page(s) 142 and 143.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3185, Page 544.

This is improved property located at 521 Starliner Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of March, 2024.

Jo Carolyn Greer

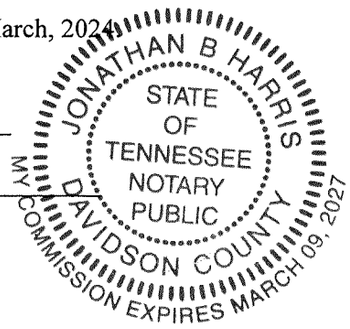
Gerald Greer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jo Carolyn Greer and Gerald Greer, 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.

Witness my hand, at office, this 27th day of March, 2024.

Notary Public
My Commission Expires: _____



True Copy Certification

I, **Pam Autry,** 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 27 day of March, 2024.

Affiant Signature

Date 3/27/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

