This instrument prepared by:
Martha Brooke Perry
Balthrop, Perry, & Noe, PLLC
102 Boyd St, PO Box 82
Ashland City, TN 37015

Karen Johnson Davidson County
Batch # 1118938 **DEEDWARR**
04/04/2024 09:41:30 AM 2 pgs
Fees: $13.00 Taxes: $1,690.90
20240404-0023814

Jacqueline M Allinder

TO: NEW OWNER
Ethan Williams and wife,
Abbey Brooke Francis-Williams
38 Vaughn's Gap Rd
Nashville, TN 37205

MAP & PARCEL:
129-15-0-048.00

SEND TAX BILLS TO: SAME

WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, I, Jacqueline M Allinder, a single woman, Grantor herein; have bargained and sold and by these presents do convey unto Ethan Williams and wife, Abbey Brooke Francis-Williams, Grantees herein, their heirs, successors and assigns, the following described property:

Being Lot No. 107 on the Plan of Warner Park Valley Section 1 as of record in Book 3600 Page 12, 13 & 14 Register's Office for Davidson County Tennessee and as described as follows:
Beginning at a point in the easterly margin of Vaughn's Gap Road, at the corner of Lots Nos. 107 and 108; thence with the line between said lots, easterly 167 feet to a point in the Westerly line of Lot No. 106 thence with the line between Lots Nos. 106 and 107, northerly 143.15 feet to a point in the southerly margin of Percy Warner Boulevard; thence with the margin of the same westerly 108.65 feet to a point at the beginning of a curve; thence around said curve southwesterly 39.3 feet to a point in the easterly margin of Vaughn's Gap Road; thence with the margin of the same, southerly 103 feet to the point of beginning.

Being the same property conveyed to Jacqueline M. Allinder, a single woman, from James K. Lester and wife, Jill S. Lester, by Warranty Deed dated 10/1/20015 and recorded 10/9/2015 of record as Instrument No. 20151009-0103182, said Register's Office.

This conveyance is subject to the lien of 2024 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to All setbacks, easements, restrictions and other matters as shown on the plat of record for Warner Park Valley Section 1 recorded 7/15/1963 of record in Book 3600 pages 12-14, said Register's Office; Restrictive Covenants of record in Book 3466 page 89, as applied to Warner Park Valley Section 1 in Book 3534 page 128 and as further amended in Book 3577 page 511, Book 3702 page 465, and Book 3770 page 81, said Register's Office; and all other matters of record.

This is improved property known as 38 Vaughns Gap Road, Nashville, TN

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs, successors and assigns forever. I do covenant with Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 22 day of March, 2024.

Jacqueline M Allinder

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jacqueline M Allinder, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 22nd day of March, 2024.

NOTARY PUBLIC

My commission expires: 7/26/25

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $457,000.00.

Affiant 22 March 2024

SWORN to and subscribed before me,
this the 22nd day of March, 2024.

NOTARY PUBLIC

My commission expires: 7/26/25

MARTHA BROOKE MARTIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY