Karen Johnson Davidson County
Batch# 1125878 DEEDWARR
04/22/2024 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20240422-0028821

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

AMANDA L. RUSHING STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY My Commission Expires 04-15-2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 123-A Center Pointe Drive, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Restoration Dream Homes LLC	Restoration Dream Homes LLC	Parcel ID: 119 14 0 243.00
(NAME) 156 Asher Downs Cir	(NAME) 156 Asher Downs Cir	
(ADDRESS) Nolensville, TN 37135	(ADDRESS) Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I, **Deborah Vaughn as Successor Executor of the Estate of Cynthia Todd-Hood**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Restoration Dream Homes LLC, a Tennessee 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:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of William Lee's Subdivision of the Roth Property, as of record in Book 1130, Page 67, Register's Office for said county.

Said Lot No. 40 front 60 feet on the southerly side of Morton Avenue and runs back between parallel lines 185 feet to the northerly line of Lot "B" in said subdivision, measuring 60 feet thereon.

Being the same property conveyed to Senie Campbell Todd, unmarried widow by Quitclaim Deed with Retained Life Estate to her children, John Haley Todd and Cynthia Todd Hood, an undivided one-half interest in each, joint with right of survivorship and not in common of record in Book 10765, Page 211, Register's Office for Davidson County, Tennessee. Senie Campbell Todd died on September 26, 2002. John Haley Todd died on September 11, 2003 leaving Cynthia Todd Hood the surviving joint tenant. See Affidavit of Heirship in Instrument No. 20050614-0067880 on June 14, 2005. Cynthia Todd Hood died on October 25, 2023. Pursuant to her Last Will and Testament, Docket. No. 23P2270, she named Pamela Todd as her Executor. Pamela Todd signed a Declination to Serve and Deborah Vaughn is named as the Successor Executor.

Article Three of the Last Will and Testament states that any interest in real property is to be be made part of the estate and subject to the control of the Executor with full power to sell said real property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 221 Morton Ave., Nashville, TN 37211

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 18th day of April, 2024.

Estate of Cynthia Todd-Hood

BY: Deborah Vaughn, Successor Executor

Deborah Vaughn
Successor Executor

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Deborah Vaughn as Successor Executor of the Estate of Cynthia Todd-Hood, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of April, 2024.

Notary Public

My Commission Expires:

(SEAL)

MARK D. BOLES, SR. TENNESSEE NOTARY PUBLIC My Comm Exp. June 23, 2026 COUNTY OF MONTGOMERY

Certificate of Authenticity

I, Tonya Loftin, 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

April 18, 2024

Date

Tonya Loftin

Affiant Signature

April 22, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 22nd day of April, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)