Karen Johnson Davidson County
Batch# 1136721 DEEDWARR
05/20/2024 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,553.63
20240520-0037347

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $419,900.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 05/16/2024 NOTARY PUBLIC MY COMMISSION EXPIRES 11-19-2025

RUSSELL D. GILL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-19-2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-10716-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
William O. Rivera Monje	**Pinnacle Bank**	146-4-7.00
714 Harding Place	150 3rd Ave S. Suite 1000	
Nashville, TN 37211	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Amy Jill Vaughn, a married woman, as an individual and Amy Jill Vaughn, as Executrix of the Estate of Helen Leaver

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William O. Rivera Monje, a married man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 692 on the Plan of Caldwell Hall, Section Ten, of record in Book 3106, Page 79, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Less and Except the following described property conveyed to the State of Tennessee by deed of record in Book 10515, Page 483, Register's office for Davidson County, Tennessee:

Beginning at a point on the north existing right of way line of State Route 255 (Harding Place), said point being on the common property line between Jamie H. Lacy and the grantors herein and located 43.22 feet left of State Route 255 (Harding Place) survey centerline station 120+83.77; thence with said common property line North 02 degrees 44 minutes 41 seconds East a distance of 17 feet, more or less, to a point located 60 feet left of survey centerline station 120+82. more or less, said point being in the North proposed right of way line of State Route 255 (Harding Place); thence with said proposed right of way line with a curve to the left having a radius of 1,376.78 feet an arc distance of 87 feet, more or less, to a point located 60 feet left of survey centerline station 121+73, more less, said point being on the common property line between Alice M. Daniel and the grantors herein; thence with said common property line South 01 degrees 35 minutes 33 seconds East a distance of 17 feet, more or less, to a point located on the North existing right of way line of State Route 255 (Harding Place), said point being 43.41 feet left of survey centerline station 121+74.29; thence with said existing right of way line Southwesterly with a curve to the right having a radius of 1,480.00 feet an arc distance of 87.79 feet to the Point of Beginning and containing 1,453 square feet, more less

Being a portion of the same property conveyed to Wesley J Leaver and wife, Margaret Leaver by Warranty deed from Andrew Ewing of record in Book 3532, page 333, Register's Office for Davidson County, Tennessee, dated 2/13/1962 and recorded on 4/5/1963.

Wesley J Leaver and wife, Margaret Leaver both having simultaneously died on November 17, 1984, their interest in said property vesting in their heirs at law: Johnny Leaver, Mary Southerland, Nell Buchanan and Helen Leaver.

Being the same property conveyed to Helen Leaver by Quitclaim deed from Johnny Leaver, Mary Southerland and Nell Buchanan of record in Book 7411, page 954, Register's Office for Davidson County, Tennessee, dated 11/20/1987 and recorded on 11/25/1987.

Helen Leaver, having died testate on August 30, 2023, her interest in said property being devised to Amy Jill Vaughn by Last Will and Testament of record in Case No. 23P-2257, Seventh Circuit Court (Probate Division) for Davidson County, Tennessee.

The above described property never having been the primary marital residence of the Grantor or the Grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 714 Harding Place 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on May 16, 2024.

Amy Jill Vaughn

The Estate of Helen Leaver

Amy Jill Vaughn, Executrix

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Amy Jill Vaughn, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this May 16, 2024.

Notary Public

My Commission Expires: 11-19-2025

RUSSELL D. GILL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-19-2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Amy Jill Vaughn, Executrix of the Estate of Helen Leaver, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand and official seal, this May 16, 2024.

Notary Public

My Commission Expires: 11-19-2025

RUSSELL D. GILL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 11-19-2025

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 5/16/24 (date of document).

Jennifer Russell
Affiant Signature

5/20/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 20th day of May 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

