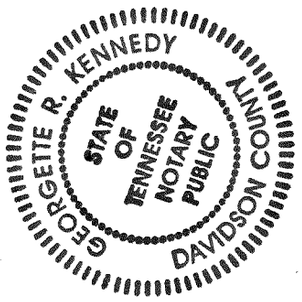
WARRANTY DEED

Karen Johnson Davidson County
Batch# 1156513 DEEDWARR
07/11/2024 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20240711-0051900



State of Tennessee G#37316-8
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$520,000.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of July, 2024.

Notary Public

My commission expires: 01-06-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc. 2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John M. Wells, Trustee of the JamesJulius Trust	David & Julia Mitchell	**Map 161-13-0-B Parcel 302-00-CO**
302 Shady Creek Lane	302 Shady Creek Lane	
Nashville, TN 37211	Nashville, TN 37211	

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

Timothy Vaughn and Tonya Vaughn, husband and wife

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

John M. Wells, Trustee of the JamesJulius Trust U/A/D July 2, 2024

AND ANY AMENDMENTS THERETO, HEREINAFTER CALLED THE GRANTEE, OR HIS SUCCESSORS IN TRUST, 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 No. 302 on the Plan of Creekside of Brentwood, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Creekside of Brentwood, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040702-0079260,amended and re-stated in Instrument No. 20050329-0034131 and Instrument No. 20050822-0100021 and Instrument No. 20070622-0075126,and amended in Instrument No. 20210916-0124412, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Creekside of Brentwood, shown on Exhibit "A" to the Declaration of Covenants of record in Instrument No. 20040702-0079260, amended and re-stated in Instrument No. 20050329-0034131 and Instrument No. 20050822-0100021 and Instrument No. 20070622-0075126, amended in Instrument No. 20210916-0124412, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Savannah Vaughn, an unmarried woman, as to an undivided 50% interest (the "Individual Interest"), and Timothy Vaughn, and wife, Tonya Vaughn, as to an undivided 50% interest (the "Entirety Interest"), the said Individual Interest and Entirety Interest, as they relate to each other, being held as joint tenants with right of survivorship. by Warranty Deed dated September 23, 2016, from Lee Ann Dichtel, unmarried, of record in Instrument No. 20160926-0101361, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Timothy Vaughn and Tonya Vaughn, husband and wife, by Quitclaim Deed dated June 27, 2024, from Savannah Vaughn Curry, married, and Timothy Vaughn and wife, Tonya Vaughn, of record in Instrument No. 20240701-0049228, said Register's Office.

Conveyance of the above described property is subject to the following: 1) Subject to all matters as shown on the Country Plan of record in Instrument No. 20090730-0071237, 2) Master Deed of Creekside of Brentwood as set forth in record in Instrument No. 20040702-0079260, as amend and re-stated in Instrument No. 20050204-0013611,and further amended in Instrument No. 20050329-0034131, Instrument No. 20050822-0100021 and Instrument No. 20070622-0075126, amended in Instrument No. 20210916-0124412, Register's Office for Davidson County, Tennessee. 3) Deed conveying common area to Creekside of Brentwood Homeowner's Association, Inc. of record in Instrument No. 20080724-0075832, Register's Office for Davidson County, Tennessee. 4) Charter of Creekside Brentwood Homeowner's Inc. of record in Instrument No. 20040720-0086492, Register's Office for Davidson County, Tennessee. 5) Easements of record in Book 7851, Page 708, Book 7267, Page 41, Instrument No. 20040305-0025834, Book 2438, Page 376, Book 6408, Page 486, Book 7250, Page 755, Book 7250, Page 758, Book 944, Page 27, Register's Office for Davidson County, Tennessee. 6) Ground Lease with SBA Towers, Inc. of record in Instrument No. 20000403-0032883, Instrument No.20000714-0069736, Instrument No. 20040305-0025830 and Instrument No. 20040305-0025837, Register's Office for Davidson County, Tennessee. 7) Right of way to the State of Tennessee of record in Book 7859, Page 398, Register's Office for Davidson County, Tennessee. 8) Taxes for the current year prorated and assumed by the Grantee.

This is improved property, known as: **302 Shady Creek Lane, 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 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 my/our hand(s) this 8th day of **July, 2024.**

Timothy Vaughn

Tonya Vaughn

STATE OF TENNESSEE)
COUNTY OF Putnam)

Personally appeared before me, a Notary Public of said County and State, **Timothy Vaughn and Tonya Vaughn,** the within named sellers, 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 and official seal at Cookeville (city), Tennessee, this 8th day of **July, 2024.**

Notary Public

My Commission Expires: 7-8-25

BETH STONE
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

CERTIFICATE OF AUTHENTICITY

I, John M. Wells, do hereby make oath that I am a licensed attorney and/or 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 July 11, 2024.

Affiant

Date: July 11, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me this 11th day of July, 2024.

Notary Public

My Commission Expires: 1/6/25

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY