THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$700,000.00**

Subscribed and sworn to before me this 11th day of July, 2024.

Notary Public **Affiant**

My Commission Expires: 7/24/24

DENA A. ELLIS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Karen Johnson Davidson County
Batch# 1159611 DEEDWARR
07/18/2024 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20240718-0054255

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Village Green Commercial Trust **PO Box 290005** **Nashville, TN 37229**	Same as New Owner	**044-15-0-431.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Michael K. Vaughn, Trustee of Brenda G. Vaughn Trust u/w/d 11/14/2011**, the Grantor(s) have this day bargained and sold, and do hereby transfer and convey unto the said **Russell Parrish and Patrick Witherington, Trustees of Village Green Commercial Trust dated August 24, 2021**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being a portion of the Business Center Property on the Plan of Section "D" Village of Old Hickory, of record in Book 1424, Page 65, Register's Office for Davidson County, Tennessee, and described according to a survey made by John Kohl, dated September 13, 1976 as follows:

Beginning at a point in the Southerly margin of Donelson Avenue, said point being at the eastern end of a curve at the intersection of Donelson Avenue and Elliston Street, thence with said margin South 89° 13' East 146.0 feet more or less to a point; thence leaving said Southerly margin South 0° 45' West 133 feet to a point; thence North 89° 13' West 148.0 feet to a point in the easterly margin of Elliston Street, as widened; thence with said margin North 0° 45' East 132.8 feet more or less to a point; thence around a curve to the right 2 feet more or less to the point of beginning.

Being the same property conveyed to DONALD VAUGHN AND WIFE, BRENDA G. VAUGHN, by deed from JAMES ALVIN CROSSMAN AND WIFE, MARY B. CROSSMAN, of record in Book 8759 Page 989, dated October 15, 1992, said Register's Office. DONALD E. VAUGHN, A MARRIED MAN, further conveyed to BRENDA G. VAUGHN, MY WIFE, by quitclaim deed of record in Instrument No. 20111114-0088918, dated November 14, 2011, said Register's Office. The said Brenda G. Vaughn having since died testate on or about January 14, 2012 appointing Donald E. Vaughn, Executor of the Estate of Brenda G. Vaughn of record in Sumner County Probate Division Probate Division, Case #83CH1-1012-PR-281. Donald E. Vaughn, Executor of the Estate of Brenda G. Vaughn further conveyed to BRENDA G. VAUGHN TRUST u/w/d 11/14/2011, MICHAEL

K. VAUGHN, TRUSTEE, by quitclaim deed of record in Instrument No. 20131031-0113280, dated October 31, 2013, said Register's Office.

This is improved property known as: 1051 Donelson Avenue, Nashville, TN 37138

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 11th day of July, 2024.

Michael K. Vaughn, Trustee of the Brenda G. Vaughn Trust, u/w/d 11/14/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Russell E. Freeman,** a Notary Public in and for said County and State, **Michael K. Vaughn, Trustee of Brenda G. Vaughn Trust u/w/d 11/14/2011,** the within named Bargainors, 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 Goodlettsville, Tennessee this the 11th day of July, 2024.

My Commission Expires: 12/03/2024

NOTARY PUBLIC

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **7/11/2024** [DATE].

AFFIANT SIGNATURE

7/11/2024
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **11** day of **July**, 2024.

Notary Signature
My Commission Expires: 01-06-2025
[SEAL]

