Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1167071 DEEDWARR
08/06/2024 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240806-0059993

39-B
File #24-1183

WARRANTY DEED

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, the undersigned **Sharon M. Vaughn, unmarried woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William Stephen Lorenzo and Jill D. Lorenzo, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 52W on the Plan of Royal Oaks Tower Condominium Apartments of record in Plat Book 4460, page 189, corrected in Book 4728, Page 756, Register' s Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Royal Oaks Towers, a horizontal property regime established by Master Deed of record in Book 4710, Page 901, amended in Book 4798, Page 813, said Register' s Office.

Being the same property conveyed to Sharon M. Vaughn by Warranty Deed from Equitable Trust Company, Trustee of The Ashley Trapp Currey Trust of record in Instrument No. 20230502-0032300 Register's Office for Davidson County, Tennessee, dated April 28, 2023 and recorded on May 02, 2023. Sharon M. Vaughn is also known as Sharon Vaughn and M. Sharon Vaughn.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4505 Harding Pike #52W, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
William Stephen Lorenzo **2215 Abbott Martin Road #315** **Nashville, TN 37215**	**NEW OWNER**	**116-03-0A-055.00**

WITNESS THE EXECUTION HEREOF this 2nd day of August, 2024.

Sharon M. Vaughn

State of New York
County of Nassau)

On this 2nd day of August, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sharon M. Vaughn, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 8.3.26

DEBRA S. TURNER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01TU6011220
Qualified in Queens County
Commission Expires August 3, 2026

State of Tennessee
County of Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 400,000.00.**

Affiant

Sworn and subscribed before me on this the 5th day of August, 2024.

Notary Public

My Commission Expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

True Copy Certification

I, **Tammy Carney,** 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 this the 2nd day of August, 2024.

Affiant Signature

Date 8/5/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5 day of August, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027