Karen Johnson Davidson County
Batch# 1168800 DEEDWARR
08/13/2024 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,245.05
20240813-0061610

WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF August, 2024.

Notary Public
MY COMMISSION EXPIRES: 11-21-26

File #24-PA-0601-P

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S):
Emily Vaughn	**New Owner**	
(NAME)	(NAME)	**082 07 0 497.00**
601 North 5th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged,

V VALENCIA THOMPKINS, A SINGLE PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

EMILY VAUGHN, AN UNMARRIED WOMAN,

hereinafter called the ~~Grantee(s), his/her/its/their~~ heirs, successors and assigns, that 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. 19 on the Plan of ARRINGTON HEIGHTS, SECTION 3 of record in Plat Book 3300, Page 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 19 fronts 61.29 feet on the Easterly side of North Fifth Street, and extends back 181.03 feet on the Northerly line and 188.67 feet on the Southerly line along the Northerly margin of Marina Street, to the West right of way line of the L and N Railroad, on which it measures 41.5 feet.

Being the same property conveyed to Vienna Valencia Thompkins, a single person, by Warranty Deed from Opendoor Property N LLC, a Delaware Limited Liability Company, of record in Instrument No. 20190708-0066198, in the Register's Office of Davidson County, Tennessee, dated May 20, 2019, and recorded on July 08, 2019.

The said V Valencia Thompkins is one and the same as Vienna Valencia Thompkins.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ARRINGTON HEIGHTS, SECTION 3, as recorded in Plat Book 3300, Page(s) 99.
* Restrictive Covenants recorded in Book 3368, Page 23 and Book 3507, Page 572.
* Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3507, Page 347.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **601 North 5th Street, Nashville, TN 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 9th day of August, 2024.

V. Valencia Thompkins By Loy Carney, Attorney In Fact

V Valencia Thompkins by Loy Carney, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **V VALENCIA THOMPKINS**, and who acknowledged he/she/they executed the same as the free act and deed of the said **V VALENCIA THOMPKINS**.

Witness my hand and official seal this **9th** day of **August, 2024**.

Notary Signature
My Commission Expires: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 9, 2024.

J. Carlton Drumwright

August 9, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 9, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY