Karen Johnson Davidson County
Batch# 1169310 DEEDWARR
08/14/2024 03:08:30 PM 4 pgs
Fees: $23.00 Taxes: $3,788.80
20240814-0062272

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 38292 This instrument was prepared based on information provided by Grantor without benefit of a title search.	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,024,000.00. Marilynn B. Vaughn Affiant Subscribed and sworn to before me this 14th day of August, 2024. Notary Public My Commission Expires: 3/8/28 GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Marilynn B. Vaughn, Trustee 126 Postwood Place Nashville, TN 37205	New Owner	Map and Parcel No.: 103150A02600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Scott Crawford Standard and Laura Kane Standard, husband and wife (collectively "Grantor"), has this day bargained and sold, and does hereby transfer and convey to Marilynn B. Vaughn, Trustee of the Marilynn B. Vaughn Revocable Trust u/a dated May 25, 2005 as amended and restated on July 8, 2010 and further amended on November 6, 2014, and April 11, 2019 ("Grantee"), her successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 126 Postwood Place, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of August, 2024.

Scott Crawford Standard

Laura Kane Standard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Scott Crawford Standard and Laura Kane Standard, 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, at office, this 14th day of August, 2024.

Notary Public

My Commission Expires: 3/8/28

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Revised Postwood of record in Book 5200, Page 104, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 60.0 feet on the northwesterly margin of Postwood Place, an access and public utility easement, and extends back between parallel lines 100.0 feet to Post Road.

Being the same property conveyed to Scott Crawford Standard and Laura Kane Standard, husband and wife, from Mary Ann S. Grigg, Trustee of the Mary Ann S. Grogg Trust dated 07/15/2024, as amended 07/13/2022, of record in Instrument No. 20220819-0094072, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions, and Restrictions for Postwood, of record in Book 5166, Page 225, Book 5635, Page 706, as corrected in Book 5794, Page 68, Book 5910, Page 322, Book 8240, Page 746, Instrument No. 20000915-0091860 and Instrument No. 20201028-0124756, Register's Office for Davidson County, Tennessee.
3. By-Laws of Postwood, of record in Book 5116, Page 250 and Instrument No. 20190930-0099339, Register's Office for Davidson County, Tennessee.
4. All matters on the Plan of record as Plat Book 5200, Page 104, Register's Office for Davidson County, Tennessee.
5. Approval of an Amended and Substituted Plat of record in Book 5362, Page 13, Register's Office for Davidson County, Tennessee.
6. Easement for Water mains of record in Book 5113, Page 667, Register's Office for Davidson County, Tennessee.
7. Sanitary Sewer Easement of record in Book 5113, Page 669, Register's Office for Davidson County, Tennessee.
8. Release of Developer Rights for Postwood of record in Book 5910, Page 321, Register's Office for Davidson County, Tennessee.
9. Subject to rights of others and to the common areas and/or elements.

Tennessee Certification of Electronic Document

I, George Mudter, 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 8/14/24 (date of document).

Affiant Signature

8/14/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

