Karen Johnson Davidson County
Batch# 1170574 DEEDWARR
08/16/2024 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $12,580.00
20240816-0062888

WARRANTY DEED

ADELAIDA E. DILWORTH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD MY COMM. EXPIRES DEC 19, 2026

File No. AD-24-7199

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela Bookout	New Owner	
(NAME) 5050 Granny White Pike	(NAME)	145-00-0-061.00
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Rory Vaden and Amanda Johns Vaden, Co-Trustees of The Vaden Family Trust, dated January 26, 2018**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Angela Bookout, unmarried woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the City of Oak Hill, Davidson County, Tennessee, being known as the Otter Creek School Property, described according to the survey made by M. F. Himes, Surveyor, July, 1952, as follows:

Beginning on the Easterly margin of Granny White Pike at the Southwest corner of the property conveyed to Everett Beasley and wife, by deed from F. N. McNeill, Jr., Executor and Trustee, of record in Book 2280, Page 445, Register's Office for said County; thence with said Beasley's Southerly line South 82 degrees 21 minutes East 369.1 feet to a concrete monument; thence South 4 degrees 47 minutes West 218 feet to a concrete monument in the Northerly line of the property conveyed to L. C. Anderson and wife, by deed form H. L. Harper and wife, of record in Book 2044, Page 41, said Register's Office; thence with said Anderson's Northerly line North 85 degrees 13 minutes West 389.6 feet to the Easterly margin of said Granny White Pike; thence with same Northwardly 150.33 feet to a concrete monument; thence continuing Northwardly 11.83 feet to a concrete monument and continuing Northwardly 75.12 feet to the beginning, containing 1.972 acres, more or less.

Being the same property conveyed to Rory Vaden and Amanda Johns Vaden, Co-Trustees of the Vaden Family Trust, dated January 26, 2018 by Quitclaim Deed from Rory Vaden and Paula Amanda Johns Vaden, husband and wife of record in Instrument No. 20180208-0012961 Register's Office for Davidson County, Tennessee, dated January 26, 2018 and recorded on February 08, 2018.

This is property more commonly known as 5050 Granny White Pike, Nashville, TN 37220.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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, their heirs and assigns forever; and we do covenant with 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 this 12 day of August, 2024.

Rory Vaden and Amanda Johns Vaden, Co-Trustees of The Vaden Family Trust, dated January 26, 2018

By: _____
Amanda Johns Vaden, Co-Trustee

By: _____
Rory Vaden, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12 day of August, 2024, before me personally appeared Amanda Johns Vaden and Rory Vaden, Co-Trustees of The Vaden Family Trust, dated January 26, 2018, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12 day of August, 2024.

_____
Notary Signature
My commission expires: 3·3·26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Adde Dilworth, 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 12, 2024**.

Date

Affiant Signature

August 12, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **12** day of **August**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025