WARRANTY DEED

Karen Johnson Davidson County
Batch# 1172381 DEEDWARR
08/20/2024 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20240820-0063978

File No. EM-24-7265

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of August, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA L. HUNTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires November 03, 2025

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
Jennifer Vaughn and Ronnie D. Vaughn	New Owner	
(NAME) 1004 9th Street, #5	(NAME) 8711 Camelia Ln.	044-15-0G-006.00-CO
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Austin, TX 78759	
(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, **Colby Anne Dyer and Hayden Lee Dyer, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer Vaughn and Ronnie D. Vaughn, wife and husband,** 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:

Land situated in Davidson County, Tennessee, being Units F, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1006 Ninth Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20200107-0001926, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property

Being the same property conveyed to Colby Anne Dyer and Hayden Lee Dyer, wife and husband by Warranty Deed from 1006 9th St, LLC, a Tennessee limited liability company of record in Instrument No. 20210331-0042717 Register's Office for Davidson County, Tennessee, dated March 30, 2021 and recorded on March 31, 2021.

This is property more commonly known as 1004 9th Street, #5, Old Hickory, TN 37138.

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 15th day of August, 2024.

Colby Dyer

Colby Anne Dyer

STATE OF Virginia
COUNTY OF Pocahontas

On this 15th day of August, 2024, before me personally appeared Colby Anne Dyer, 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 15th day of August, 2024.

Notary Signature

My commission expires: 12/31/2024

#7705947

Kisha Lynette Thompson
Commonwealth of Virginia
Notary Public
Commission No. 7770159
My Commission Expires 12/31/2026

Witness my/our hand this 16th day of August, 2024.

Hayden Lee Dyer

STATE OF DAVIDSON
COUNTY OF TENNESSEE

On this 16th day of August, 2024, before me personally appeared Colby Anne Dyer, 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 16th day of August, 2024.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Certificate of Authenticity

I, Emily Manno, 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 8/16/24.

Date

Affiant Signature

8/16/24

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 day of August, 20 24.

Notary's Signature

My Commission Expires: 7/6/2026
Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026