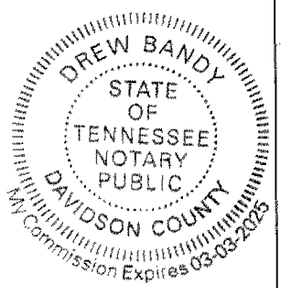
Karen Johnson Davidson County
Batch# 1179622 DEEDWARR
09/10/2024 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20240910-0069756

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00. Affiant Subscribed and sworn to before me, this the 6th day of September, 2024. Notary Public My commission expires: 3·3·25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Land Investment Partners, LLC	New Owner(s)	118 06 0 067.00
829 Gale Lane		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID W. VAUGHN, SR., A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAND INVESTMENT PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, according to a survey by Southern Land & Associates, Inc. dated August 6, 1974, as follows:

Beginning at an iron pin set August 6, 1974, in the Southerly margin of Gale Lane, 300 feet more or less in an Easterly direction from the intersection of Vaulx Lane and Gale Lane; thence along the Southern margin of Gale Lane in a Northeasterly direction 32.87 feet to an iron pin set August 6, 1974; thence North 87 degrees 12 minutes 22 seconds East 46.63 feet to an iron pin set August 6, 1974; thence continuing along the Southerly margin of Gale Lane in a Northeasterly direction 173.19 feet to an iron pin set August 6, 1974, said pin lying on the margin of the I-440 right-of-way, State of Tennessee; thence along the Northerly edge of said I-440 right- of-way in a Southwesterly direction, 337.15 feet to an existing concrete monument; thence South 83 degrees 11 minutes 12 seconds West 13.0 feet, to an iron pin set August 6, 1974; thence along the common boundary line with Tom A. and Lois B. Moore, North 11 degrees 31 minutes 13 seconds West 78.1 feet, to an iron pin set August 6, 1974; thence along the common line with Moore South 89 degrees 58 minutes 33 seconds East 50.0 feet to an iron pin set August 6, 1974; thence along the common line with Moore North 11 degrees 31 minutes 13 seconds West 100.0 feet to the point of beginning, containing 0.475 acres more or less.

Being the same property conveyed to David W. Vaughn, Sr. by Warranty Deed from Wesley H. Vaughn, CoExecutor and individually as of the estate of Leila M. Vaughn, and

Leila E. Myers of record in Book 9295, page 344, Register's Office for Davidson County, Tennessee, dated December 30, 1993 and recorded on March 30, 1994.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 825 Gale Lane, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of September, 2024.

David W. Vaughn, Sr.

Terry Vaughn, spouse of **David W. Vaughn, Sr.**, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description she might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Terry Vaughn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David W. Vaughn, Sr. and Terry Vaughn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of September, 2024.

Notary Public

My Commission Expires: 9/9/25

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **September 6, 2024**.

Affiant Signature

September 10, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 10th day of September, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25