WARRANTY DEED

Karen Johnson Davidson County
Batch# 1194582 DEEDWARR
10/17/2024 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,599.88
20241017-0080384

File #24-PA-1814-P

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF October, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

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)
Taslimi Builders, LLC	**Lawrence H. Kloess, III**	
(NAME)	(NAME)	**072 12 0 297.00**
2731 Bobby Avenue	**1450 Kingston Springs Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Kingston Springs, TN 37082**	
(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,

JIMMY H. VAUGHN, A SINGLE MAN,

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

TASLIMI BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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. 134 on the Plan of BURCHWOOD GARDENS, SECTION TWO, as of record in Plat Book 2900, Page 66, with the Register of Deeds for Davidson County, Tennessee, to which reference is hereby made, for a more complete description.

Being the same property conveyed to Jimmy H. Vaughn, a single man, by Quitclaim Deed from Jimmy H. Vaughn and Bruce D. Dobbs, a married couple, of record in Instrument No. 20190211-0012740, in the Register's Office of Davidson County, Tennessee, dated February 10, 2019, and recorded on February 11, 2019.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BURCHWOOD GARDENS, SECTION TWO, as recorded in Plat Book 2900, Page(s) 66.

*Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 3000, Page 528.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 1814 Cloverleaf Drive, Nashville, TN 37216.

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 16th day of October, 2024.

Jimmy H. Vaughn

Jimmy H. Vaughn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of October, 2024, before me personally appeared Jimmy H. Vaughn, 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 October, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

True Copy Certification

I, **Pam Autry,** 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 this the 16 day of October, 2024.

Affiant Signature

Date 10/16/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16 day of October, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

