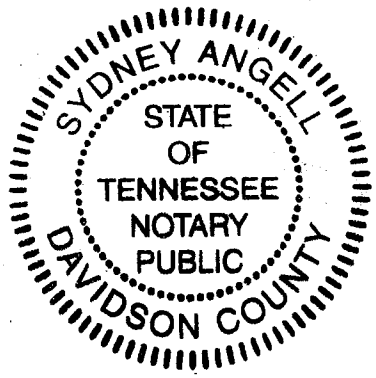


(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $660,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of December, 2024.

Notary Public

My commission expires: 3-20-28

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Charlotte Allan and Zachary Woods	**New Owner**	**051-02-0-038.00**
1001 South Graycroft Avenue		
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

William E. Vaughn and Melissa F. Vaughn, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Charlotte Allan and Zachary Woods, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Pleasant Acres, Section One, as of record in Book 2133, page 60, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Graycroft Road, at the common corner of Lots 157 and 158; thence with the line between said lots, easterly 245 feet to a point; thence northeasterly 25.24 feet to a point; thence northwesterly 218 feet to the southerly margin of Chadwell Drive (not shown on this plan); thence with the margin of the same, westerly along a curve, 165 feet to a point at the beginning of a curve; thence along the curve, southwesterly 31.4 feet to the easterly margin of Graycroft Road; with the margin of the same, southerly 164.57 feet to the beginning.

Being the same property conveyed to William E. Vaughn and wife, Melissa F. Vaughn by Warranty Deed from David W. Fay and Martha H. Fay, his wife, of record in Book 8053, page 510, Register's Office for Davidson County, Tennessee, dated August 22, 1988 and recorded on February 28, 1990.

Karen Johnson Davidson County
Batch# 1212020 DEEDWARR
12/03/2024 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20241203-0093855

This is improved property known as **1001 South Graycroft Avenue, Madison, TN 37115.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 2nd day of December, 2024.

William E. Vaughn

Melissa F. Vaughn

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, William E. Vaughn and Melissa F. Vaughn, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 2nd day of December, 2024.

Notary Public

My Commission Expires: 9/14/25

MICHELLE W. LOCKE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Lenders Title Company File No. 24-001864-524

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 12/2/24.

Affiant Signature

12/3/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3 day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY