Karen Johnson Davidson County
Batch# 1314769 DEEDWARR
08/26/2025 11:06:30 AM 4 pgs
Fees: $23.00 Taxes: $999.00
20250826-0068185

Name and Address of New Owner:
Sunbelt Equity LLC
2965 Skylark Place
Gainesville, GA 30506

Send Tax Bills To:
Sunbelt Equity LLC
2965 Skylark Place
Gainesville, GA 30506

This Instrument Prepared By:
Lauren Williams
Blueprint Title TN
401 Church Street
#1710
Nashville, TN 37219

Map & Parcel No: 162-13-0-216

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jacob Lee Vaughn and Michael Castellaw-Vaughn, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sunbelt Equity LLC, a Georgia Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 66, on the Plan of Dreamland Estates Southeast, Section 2. of record in Plat Book 5200, Page 648, Register's Office for Davidson County, TN. To which reference is hereby made for a more complete description.

Being the same property conveyed from Kristie Lynn Vaughn to Jacob Lee Vaughn by Q uitclaim Deed dated March 29, 2006 and recorded on November 16, 2006 as Instrument No. 20061116-0142489 in the Records of the Davidson County Register of Deeds.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

The instrument constituting the source of the Borrower's interest in the foregoing described property was a _____ recorded , Page [under Instrument No. 20061116-0142489] in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of August, 2025.

_____ (SEAL)
Jacob Lee Vaughn

_____ (SEAL)
Michael Castellaw-Vaughn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of August, 2025, before me personally appeared Jacob Lee Vaughn and Michael Castellaw-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 22nd day of August, 2025.

_____
Notary Signature
My commission expires: 07/03/2028

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $270,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22nd day of August, 2025.

Notary Signature
My commission expires: 1-22, 2029

TERRA PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2029

Property Address: 924 Ilawood Drive, Nashville, TN 37211

Certificate of Authenticity

I, Steve Berneman, do hereby make an oath that I am the custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is true and exact copy of the original document executed and authenticated according to law on August 22, 2025.

Steve Berneman

Date: 22nd day of August, 2025

State of Tennessee

County of Davidson

Sworn and subscribed before me on 22nd day of August, 2025 by Steve Berneman.

Name: Rachel Odom

Title: Notary Public

My commission expires: 5-24-28

