Karen Johnson Davidson County
Batch# 1316619 DEEDWARR
08/29/2025 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20250829-0069454

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Affiant

Subscribed and sworn to before me, this 29th day of August, 2025.

Notary Public
My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 107 Garwood Drive Trust	**New owner**	**11903002300**
PO BOX 695	**PO BOX 695**	
Madison,TN 37116	**Madison, TN 37116**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Nancy Gaye Starnes, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 107 Garwood Drive Trust

HEREINAFTER CALLED THE GRANTEES, 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, being Lot No. 64, Plan of Mertie Milwee Property, of record in Book 2331, Page 117 (erroneously referred to as Page 114 in prior deed), Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Nancy Gaye Starnes, by Quitclaim Deed from George Thomas Vaughn, Jr, dated February 25, 2015, of record in Instrument No. 20150226-0016716, in the Register's Office for Davidson County, Tennessee. Oath is hereby made that the subject property was never the sole primary marital residence of said Grantor, her spouse, heirs, or assigns.

Further being the same property conveyed to George Thomas Vaughn, Jr and Nancy Gaye Starnes, by Quitclaim Deed from Betsye E Vaughn, unmarried, as to a reserved life estate, dated December 21, 2021, of record in Instrument No. 20111221-0099732, in the Register's Office for Davidson County, Tennessee. Betsye E Vaughn died January 5, 2014 thereby extinguishing her reserved life estate in subject property.

Further being the same property conveyed to George T Vaughn, Sr and wife, Betsye E Vaughn, by Warranty Deed from Emmett E Frost and wife, Mildred K Frost, dated January 24, 1958, of record in Book 2736, Page 151, in the Register's Office for Davidson County, Tennessee. George T Vaughn, Sr died September 4, 1989, leaving Bettye E Vaughn as the sole surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 107 Garwood Dr, Nashville, TN 37210.

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 in 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.

Nancy Gaye Starnes Date: 8/27/25

Nancy Gaye Starnes

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Nancy Gaye Starnes, the within named Grantor(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.

Witness my hand, at office, this 27th day of August 2025.

NOTARY PUBLIC

My Commission Expires: 5/8/29

MARK B LEEDOM
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on
09/08/2029
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 8/27/25 (date of document).

Jennifer Russell
Affiant's Signature

8/29/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 29th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

