Karen Johnson Davidson County
Batch# 1317603 DEEDWARR
09/02/2025 03:06:30 PM 4 pgs
Fees: $23.00 Taxes: $499.50
20250902-0070045

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of September, 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 21 Vaughns Gap Road, Apt 73 Trust	**New Owner**	**129150A07300CO**
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,

Mike Garmon, Patricia K. Phillips, Carrie Thompson, and Laura Holaway

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

Erin Dias, Trustee of The 21 Vaughns Gap Road, Apt 73 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 Unit No. 73 of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed establishing Belle Meade Highlands Condominium, of record in Book 7091, page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of the Master Deed. Reference is hereby made to the plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description and identification of said Unit.

Being the same property conveyed to Sidney J Parker, Jr, by Quitclaim Deed from Lora Mai Parker and Carol Parker Ralston, dated March 12, 1996, of record in Book 10000, Page 119, in the Register's Office for Davidson County, Tennessee. Sidney J Parker, Jr. died testate on 1/27/25. By Last Will and Testament admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 25P1174, for the limited purpose of establishing muniment of title, the Testator devised the subject propertry to Edd Turner, Mike Garmon, and Patricia K. Phillips. Reference made to that Order Granting Probate of Will as Muniment of Title Only being recorded simultaneously herewith in Instrument No. 202509020070042_, Register's Office of Davidson County, Tennessee. Edd Turner died intestate on 5/29/22 leaving his spouse, Sandra Turner, and the sole issue of his body, Carrie Thompson and Laura Holaway, as his heirs at law. Reference made to Affidavits of Heirship being recorded simultaneously herewith in Instrument No.202509020070043_, and Instrument No. __202509020070044 Register's Office of Davidson County, Tennessee. Oath is hereby made that the subject property was never the sole primary marital residence of said Grantors, their spouses, heirs, or assigns.

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.

_____ Date: 8/28/25
Carrie Thompson

Laura Holaway Date: 8/28/25
Laura Holaway

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Carrie Thompson, and Laura Holaway, 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 28th day of August 2025.

_____
NOTARY PUBLIC

My Commission Expires: 5/8/2029

MARK B LEEDOM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/08/2029
DAVIDSON COUNTY

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The lien of 2025 property taxes not yet due/payable.

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 21 Vaughns Gap Road, #73, Nashville, TN 37205.

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.

Mike Garmon Date: 8/28/25

Mike Garmon

Patricia K. Phillips Date: 8/28/25

Patricia K. Phillips

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Mike Garmon and Patricia K. Phillips, 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 28th day of August, 2025.

L Hahn

NOTARY PUBLIC

My Commission Expires: —

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

Certificate of Authenticity

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 8/28/25
Date

Jennifer Russell
Affiant Signature

8/28/25
Date

State of TN
County of Montgomery

Sworn to and subscribed before me this 28 day of AUGUST, 2025.

Notary's Signature
My Commission Expires: 12-2-28

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY