# WARRANTY DEED

Karen Johnson
Batch # 1436470
06/22/2026 10:54:06 AM
Fees: $13.00 Taxes: $1,184.00

Davidson County
DEEDWARR
2 pgs

20260622-0055869

File #26-DW-3215-C

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June, 2026.

Notary Public
MY COMMISSION EXPIRES: 8-28-2029

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

**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) |
|---|---|---|
| **Sydney Easton** | Same/new owner | |
| (NAME) | (NAME) | **050 14 0 137.00** |
| **3215 Leswood Lane** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37207** | | |
| (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,

**MARY VAUGHAN, AN UNMARRIED WOMAN, AND SHANE BURGESS, AN UNMARRIED MAN,**

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

**SYDNEY EASTON,**

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. 317 on the Plan of SECTION TWO, PARKWOOD ESTATES of record in Plat Book 3300, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary Vaughan, an unmarried woman, and Shane Burgess, an unmarried man, as tenants in common with the right of survivorship, by Warranty Deed from Tobi L. Bell and Dakota A. Bell, husband and wife, of record in Instrument No. 20220505-0051804, in the Register's Office of Davidson County, Tennessee, dated April 25, 2022 and recorded on May 05, 2022.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO PARKWOOD ESTATES, as recorded in Plat Book 3300, Page(s) 5.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3249, Page 345, as amended in Book 3309, Page 615 and Book 3616, Page 269.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **SHANE BURGESS** as Attorney-in-Fact for **MARY VAUGHAN**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20260622-0055868 Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **3215 Leswood Lane, Nashville, TN 37207**.

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 June, 2026.

Mary Vaughan by Shane Burgess as Attorney in Fact

Mary Vaughan by Shane Burgess, her Attorney-In-Fact

Shane Burgess

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHANE BURGESS**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **MARY VAUGHAN**, and who acknowledged he/she/they executed the same as the free act and deed of the said **MARY VAUGHAN**.

Witness my hand and official seal this **16th** day of **June, 2026.**

Notary Signature
My Commission Expires: _____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of June, 2026, before me personally appeared Shane Burgess, 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 June, 2026.

Notary Signature
My commission expires:

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