Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1124354 DEEDWARR
04/18/2024 09:55:32 AM 2 pgs
Fees: $13.00 Taxes: $2,294.00
20240418-0027696

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $620,000.00.

Affiant

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

Notary Public

My commission expires: 3-20-28

ABIGAIL WOODARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2028

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Margaret Kaiser and Alexander Bryant	Margaret Kaiser and Alexander Bryant	090-15-0-022.00
620 River Rouge Dr	620 River Rouge Dr	
Nashville, TN 37209	Nashville, TN 37209	

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

Samuel B. Vaughn and Lauren B. Vaughn, husband and wife

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

Margaret Kaiser and Alexander Bryant, wife and husband

(hereinafter called the "Grantees"), their 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. 621 on the Plan of Charlotte Park, Section Ten, of record in Book 2900, Page 78, Register's Office for said County.

Said Lot No. 621 fronts 82.0 feet on the Easterly margin of River Rouge Drive and extends back 192.9 feet on the Northerly line and 173.2 feet on the Southerly line to a broken line in the rear, measuring 71.6 feet thereon.

Being the same property conveyed to Samuel B. Vaughn and Lauren B. Vaughn, husband and wife, by Warranty deed from James Hunt and Kyndal Hunt, husband and wife, of record in Instrument No. 20161220-0133761 Register's Office for Davidson County, Tennessee, dated December 19, 2016 and recorded on December 20, 2016.

This is improved property known as **620 River Rouge Dr, Nashville, TN 37209.**

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 Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are 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 Grantees.

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.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 2nd day of April, 2024.

Samuel B. Vaughn

Lauren B. Vaughn

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Samuel B. Vaughn and Lauren B. Vaughn, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that 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 April, 2024.

Michelle W Locke
Notary Public

My Commission Expires: 9/14/25

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LTC File No. 24-001830-525