Name and Address of New Owner:
Brandi Nicole Weaver
2113 Traemoor Village Drive
Nashville, TN 37209

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 14070A05800CO

Karen Johnson Davidson County
Batch # 1264958 DEEDWARR
04/25/2025 09 49 33 AM 2 pgs
Fees $13 00 Taxes $1,831 50
20250425-0031863

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, **Jennifer L. Vaughn (f/k/a Jennifer Brown), a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brandi Nicole Weaver, Single Woman,** "the Grantee," the following described real estate in Davidson County, Tennessee

Unit 58, TOWNHOMES OF TRAEMOOR VILLAGE, as shown on plat of record in Instrument No. 20070323-0035561, as amended and restated in Instrument No 20080318-0027145 and Instrument No. 20080808-0081934,in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being the same property conveyed to Jennifer Brown, a single woman by Warranty Deed from Timothy John Freeman, dated May 26, 2015, of record in Instrument No 20150602-0050836, in the Register's Office of Davidson County, Tennessee

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T C A. 260-2-307 or other similar statute

This conveyance is subject to the current year's property taxes which have been prorated, 2025 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record

This is improved property, known as 2113 Traemoor Village Court, Nashville, TN 37209

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.

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

Jennifer L. Vaughn (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of April, 2025, before me personally appeared **Jennifer L. 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 April, 2025

Notary Signature
My commission expires: 11.3.25

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

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 $495,000 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 April, 2025

Notary Signature
My commission expires.

STEPHANIE WOODALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-8-2025

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. 4-BHR-25-2113