This instrument was prepared by:
Perrone & Young
Patricia R. Young
400 Sugartree Lane, #220
Franklin TN 37064-3703
615 / 373.6910

Karen Johnson Davidson County
Batch# 1272202 DEEDWARR
05/12/2025 02:02:30 PM 5 pgs
Fees: $28.00 Taxes: $9,805.00
20250512-0037284

GENERAL WARRANTY DEED

Address New Owner	Send Tax Bills To:	Map/Parcel
Brandt A. Vaughan **Ruth J. Vaughan** 229 171st PL NE Bellevue, WA 98008	Same	**116-14-0-113.00**

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

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

The actual consideration or value for this transfer is $2,650,000.00

_____
AFFIANT

Sworn to and subscribed before me this 9 day of May 2025.

_____
NOTARY PUBLIC

My commission ~~expires~~: _____

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10) cash in hand paid by the grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Betty H. Philpot**, a widow, **by J. Erwin Buck, Attorney-in-Fact** (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **Brandt A. Vaughan and Ruth J. Vaughan** a married couple (the "Grantee"), their heirs, successors, and assigns, that certain real estate in Nashville, Davidson County, Tennessee as described on **Exhibit A** which is incorporated herein.

THIS IS IMPROVED PROPERTY KNOWN AS:

506 PARK CENTER AVENUE, NASHVILLE
DAVIDSON COUNTY, TENNESSEE, 37205-3430.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, their heirs, successors and assigns forever. Grantor covenants that she is lawfully seized and possessed of the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds herself, her heirs, successors, assigns, and representatives to warrant and forever defend the title to said real estate to said Grantee, their, heirs, successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

WITNESS our hands this 7th day of May 2025.

GRANTOR:

J Erwin Buck

Betty H. Philpot, a widow, by **J. Erwin Buck, Attorney in Fact**, pursuant to Power of Attorney of record at Instrument 20241008-0078230, Register's Office for Davidson County, Tennessee

STATE OF Colorado)
COUNTY OF Arapahoe)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **J. Erwin Buck**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within-named bargainor, and that she executed the foregoing General Warranty Deed for the purpose therein contained.

WITNESS my hand and official seal in Greenwood Village Colorado this 7th day of May 2025.

WHITNEY WILDEBOER
Notary Public
State of Colorado
Notary ID # 20164022292
My Commission Expires 01-09-2029

Whitney Wildeboer

NOTARY PUBLIC

My Commission Expires: 01/09/2029

EXHIBIT A

[Legal Description]

LAND in Davidson County, Tennessee being Lot No. 27, as shown on the map entitled Plat of W. S. Bransford's Subdivision of Lots Nos. 35, 36, 37, 42 and 43, Division "A", Belle Meade, of record in Plat Book 547, Page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to Richard H. Philpot and wife, Betty Hamilton Philpot, by deed from Sidney Averbuch and Gerald Averbuch, of record in Book 3501, Page 403, dated January 16, 1963, said Register's Office.

Being part of the same property conveyed to Richard H. Philpot, by quitclaim deed from Betty Philpot, of record in Book 8533, Page 199, dated January 8, 1992, said Register's Office.

Being part of the same property conveyed to Richard H. Philpot and wife, Betty Hamilton Philpot, as equal tenants in common, by quitclaim deed from James C. Gooch, of record in Instrument No. 20020624-0075771, dated June 24, 2002, said Register's Office.

BEING the same property conveyed to Richard H. Philpot and wife, Betty H. Philpot, as tenants by the entirety, by quitclaim deed from James C. Gooch, of record in Instrument No. 20181204-0118109, dated December 3, 2018, as corrected Scrivener's Affidavit in Instrument No. 20190315-0023633, in said Register's Office. Richard H. Philpot having since died on or about October 17, 2023, leaving Betty H. Hamilton also known as Betty Hamilton Philpot as surviving tenant by the entirety.

J. Erwin Buck and Erwin Buck being one and the same person.

EXHIBIT B

[Permitted Exceptions]

1. Taxes for the year 2025, a lien not yet due and payable, and subsequent years, which are expressly assumed by Grantee.

2. Matters shown on the Plan of record in Plat Book 547, Page 133, recorded February 25, 1927, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer Easement of record in Book 5787, Page 100, recorded August 25, 1981, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, **Pam Autry,** 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 this the 9 day of May, 2025.

Affiant Signature

Date 5/9/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9 day of May, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

