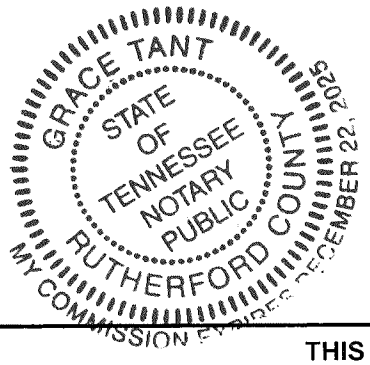
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Allison Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2025

Grace Tant
Notary Public

MY COMMISSION EXPIRES: 12-22-2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas Vaughn	New Owner	107050B21700CO
(NAME)	(NAME)	
217 Oak Grove Dr., Unit 217		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1282134 DEEDWARR
06/06/2025 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20250606-0044818

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, I, **Bret Calhoon, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Thomas Vaughn, unmarried,** 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 located in Davidson County, Tennessee, being Unit No. 217, Addition to Five Oaks, a Planned Unit Development, of record in **Plat Book 5200, Page 456, (erroneously referenced as Plat Book 522, Page 456, on current deed),** in the Register's office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said unit.

.Being the same property conveyed to Bret Calhoon, unmarried man, by deed of record in Instrument No. 20190604-0053153, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☐ property, known as 217 Oak Grove Dr., Unit 217, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Witness my/our hands this 6th day of June, 2025.

X _____
Bret Calhoon

State of Tennessee
County of Davidson

Personally appeared before me Bret Calhoon, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of June, 2025.

_____
Notary Public
My Commission Expires: 10/21/2028
File No.: 17650

KASEY KELCHNER RUTHERFORD COUNTY STATE OF TENNESSEE NOTARY PUBLIC

True Copy Certification

I, Allison Garteng, 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 the 6th day of June, 2025.

Affiant Signature

6/6/25

Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 6 day of June, 2025.

Notary's Signature

My Commission Expires: October 22, 2025

Notary' Seal (if on paper)

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY