WARRANTY DEED

Karen Johnson Davidson County
Batch# 1291548 DEEDWARR
06/30/2025 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20250630-0051121

STATE OF ~~TENNESSEE~~ TX TX Texas
COUNTY OF Denton

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00

Dawson Knox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2025.

TIANA L TRANOWICZ
Notary ID #133675423
My Commission Expires
April 25, 2026

Tiana L Tranowicz
Notary Public

MY COMMISSION EXPIRES: Tiana L Tranowicz

(AFFIX SEAL) 4/25/2026

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Douglas Vaughan	Legacy Home Loans	092-16-OE-038.00
(NAME)	(NAME)	
900 20th Ave S, Unit 603	2 Cadillac Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Brentwood, TN 37027	
(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 considerations, the receipt of which is hereby acknowledged, I/we Dawson Knox, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Douglas Vaughan, an unmarried man, and Emily Haddock, a married woman, as Joint Tenants with Rights of Survivorship, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 603, together with the appurtenant interest in the common elements of The Adelicia, Condominium, a Horizontal Property Regime established by Master Deed of record in Instrument No. 20060222-0020964, amended and restated in Instrument No. 20071212-0143307, and as further amended in Instrument No. 20090818-0077786, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Number 256 and Storage Space Number 82, which are assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed.
Being the same property conveyed to Dawson Knox, a single man by Warranty Deed from 417 LLC, a Virginia limited liability company, dated 12/16/2019, of record in Instrument No. 20191219-0131237, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 900 20th Ave S, Unit 603, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

NotaryCam Doc ID: f1e4e546-a330-4331-8a4f-7026df1d7bb4
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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), his/her/their 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), his/her/their 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.

Effective the 25th day of June, 2025.

Dawson Knox

Dawson Knox

State of Texas

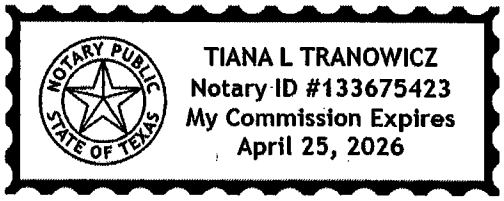
County of Denton

Personally appeared before me, by audio/visual communication, the undersigned, a Notary Public in and for said County and State, the within named Dawson Knox, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of June, 2025.

Tiana L Tranowicz Tiana L Tranowicz

Notary Public:
My Commission Expires: 4/25/2026



RETURN TO:
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: f1e4e546-a330-4331-8a4f-7026df1d7bb4

202506300051121

True Copy Certification

I, Yvette Meldrum, 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 June 25, 2025.

Signature
June 25, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this June 25, 2025

Notary's Signature

My Commission Expires: 8.12.28

