WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JULY, 2025

Notary Public

MY COMMISSION EXPIRES 11-8-27

(AFFIX SEAL)

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

G-BMR-25-1561

Karen Johnson
Batch # 1294224
07/07/2025 09 03 24 AM
Fees $18 00 Taxes $1,813 00

Davidson County
DEEDWARR
3 pgs

20250707-0053059

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Jennifer O'Sullivan	Owner	
(NAME)	(NAME)	**141-05-0A-554 00-CO**
1561 Brockton Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 consideration, the receipt of which is hereby acknowledged, **JEREMY WAYNE VAUGHAN AND BETSY BARLOW VAUGHAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNIFER O'SULLIVAN, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 554 on the Plan of Final Plat of Avondale, Phase 3, Section 1 of record in Plat at Instrument No 20140728-0066971, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Jeremy Wayne Vaughan and Betsy Barlow Vaughan, husband and wife by Special Warranty Deed from Dalamar Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170619-0061137 Register's Office for Davidson County, Tennessee, dated June 14, 2017 and recorded on June 19, 2017

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record as Instrument Number 20140722-0064838 and Instrument No 20140728-0066971, Register's Office of Davidson County, Tennessee
- Subject to all matters shown on the Plan of record as Instrument Number 20110208-0011100, Register's Office of Davidson County, Tennessee
- Restrictions of record as Instrument Number 20020821-0100879 in the Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants, Conditions and Restrictions for Avondale Park, with By-Laws appended thereto, of record in Instrument Number 200812030117452, amended in Instrument No 20090331-0028791 and in Instrument No 20101223-0102254, Instrument No 20190313-0023161, Register's Office for Davidson County, Tennessee
- Charter for Homeowners Association of record in Instrument No 20081203-0117350, Register's Office for Davidson County, Tennessee
- Common Area Conveyance to HOA of record in Instrument Number 20190618-0058613 and Correction Instrument No 20190618-0058614 and Instrument No 20170130-0009317, in the Register's Office for Davidson County, Tennessee
- Access Easement Agreement of record in Instrument No 20041207-0145662, Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Instrument No 20060110-0003857, Register's Office for Davidson County, Tennessee.
- Deed to USA of record in Book 4118, Page 694 and Book 4228, Page 635, Register's Office for Davidson County, Tennessee
- Order to TVA of record in Book 4273, Page 280, Register's Office for Davidson County, Tennessee
- Easement(s) to Harpeth Valley Utilities District of record in Instrument No 20040204-0013639, Instrument No 20040204-0013640, Instrument No 20080818-0084836 and Instrument No 20040204-0013641, Register's Office for Davidson County, Tennessee
- Easement for right-of-way of an electric power line granted to Tennessee Electric Power Company by

James B Ezzell and wife, Fanny M Ezzell, of record in Book 787, Page 7, Register's Office for Davidson County, Tennessee
• Easement and right-of-way for electric power transmission lines and poles with rights of ingress and egress and other rights and privileges as set out in grant to the United States by John Smallman Cowden and wife, Ruby S Cowden, of record in Book 4193, Page 903, Register's Office for Davidson County, Tennessee
• Easement for water line granted by Rodgers Properties, Inc (formerly J M R Development Co), to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 5738, Page 832, Register's Office for Davidson County, Tennessee
• Easement for sewer line granted by Michael R Allison to Harpeth Valley Utilities District of Davidson and Williamson Counties, of record in Book 7601, Page 400, Register's Office for Davidson County, Tennessee
• Easement for water main across the Dower Tract, a part of the Property, from the 38 71 acre tract conveyed to John Smallman Cowden, of record in Book 1237, Page 674, Register's Office from Davidson County, Tennessee, to the Big Harpeth River and privilege of building a pump house and drainage across the Dower Tract (see deed of record in Book 840, Page 540, Register's Office for Davidson County, Tennessee)
• Easement of record in Book 5738, Page 819, Partial Abandonment of Easement of record in Instrument No 20080826-0087638, Register's Office for Davidson County, Tennessee
• A portion of the overall Property is within the 100-year flood plain as shown on the overall boundary lay-out of Ragan-Smith-Murphy and Associates, Inc , dated March 30, 1988 (not a field survey)
• Title to that portion of the property embraced within the high and low watermark of the Big Harpeth River
• Riparian rights claimed or asserted by surrounding land owners and the State of Tennessee
• Easement for access road granted by Roger N Hutton to United Sates of America by instrument of record in Book 4116, Page 151, register's Office for Davidson County, Tennessee
• Easement for water line granted by Roger N Hutton to United States of America by judgment, a certified copy of which is of record in Book 4364, Page 895, Register's Office for Davidson County, Tennessee
• Subject to right of way as shown on the Plan of record in Plat Book 4300, Page 49, Register's Office for Davidson County, Tennessee
• Abstract of Suit of record in Instrument No 20021017-0127902, Register's Office for Davidson County, Tennessee
• Right of way of all roads and easements of the Nashville, Chattanooga and St Louis Railway and spur tracks, if any lying within the boundaries of the property, included but not limited to the following Book 341, Page 277, Book 350, Page 371, Book 362, Page 561, Book 513, Page 396, Register's Office for Davidson County, Tennessee
• Easement granted to Nashville, Chattanooga and St Louis Railway for right of way in the Chancery Court of Davidson County, Tennessee, Docket No's 25,062 and 26,939 (reference thereto appear in a deed of record in Book 840, Page 540, Register's Office for Davidson County, Tennessee, and subsequent deeds)
• Agreement between Louisville and Nashville Railroad Company and Joe M Rogers, of record in Book 5348, Page 362 and assigned in Book 5902, Page 469, Register's Office for Davidson County, Tennessee
• A 15 foot public roadway running parallel with the railroad right of way in Book 1237, Page 674, Register's Office for Davidson County, Tennessee
• Permanent Easement Agreement of record in Instrument No 20090707-0063325, Register's Office for Davidson County, Tennessee
• All easements noted in deed of record in Book 10748, Page 876, Register's Office of Davidson County, Tennessee
• Advertising space lease to Lamar Corporation in Book 6078, Page 619 and Book 4494, Page 882, Register's Office for Davidson County, Tennessee
• Memorandum of Lease Agreement to National Advertising Company in Book 10023, Page 638, Register's Office for Davidson County, Tennessee
• Stormwater Detention Agreement of record in Instrument Number 20070423-0047722, in the Register's Office for Davidson County, Tennessee
• Easement to US Sprint Communications of record in Instrument Number 20140114-0003778 and Instrument No 20140416-0031703, in the Register's Office for Davidson County, Tennessee.
• Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument Number 20141202-0110280, Instrument No 20071002-0117293, in the Register's Office for Davidson County, Tennessee
• Agreement for Dedication of Public Utility Easement of record in Instrument Number 20080701-0067906, in the Register's Office for Davidson County, Tennessee
• Storm Water Detention Agreement of record in Instrument Number 20060512-0055867 and Instrument No 20090814-0076610, in the Register's Office for Davidson County, Tennessee
• Lack of direct access to Highway 1-40 from the Property, such right of access having been granted as to part of the Property by John Smallman Cowden and wife, Ruby S Cowden, to the State of Tennessee by a judgment, a certified copy of the which is of record in Book 3369, Page 316, Register's Office for Davidson County, Tennessee, and a drainage easement of 0 67 acres was also granted therein to the State of Tennessee, and such right of access having also been granted as to part of the Property by Robert Newsom Hutton by deed of record in Book 3033, Page 185, Register' s Office for Davidson County, Tennessee
• Easement for water line granted by Roger N Hutton to United States of America by judgment, a certified copy of which is of record in Book 4364, Page 895, Register's Office for Davidson County, Tennessee
• Oil and Gas Lease from John Smallman Cowden and wife, Ruby S Cowden, to B G Pratte, dated September 2, 1959, of record in Book 3084, Page 317, Register's Office for Davidson County, Tennessee, (The lease was for a term of 5 years and "as long thereafter as oil and gas or either is produced from said land by lessee No termination or extension documents appear of record)
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1561 Brockton Lane, Nashville, Tennessee 37221**

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), their heirs and 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), 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 hand(s) this the 3rd DAY OF JULY, 2025

Jeremy Wayne Vaughan

Betsy Barlow Vaughan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEREMY WAYNE VAUGHAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 3rd of July, 2025

Notary Public
My Commission Expires 1-22-29
(SEAL)

ADAM H JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
January 22 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETSY BARLOW VAUGHAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 3rd of July, 2025

Notary Public
My Commission Expires 1-22-29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
January 22 2029
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212