WARRANTY DEED

Karen Johnson Davidson County
Batch# 1303078 DEEDWARR
07/28/2025 03:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20250728-0059559

DANA LOGGINS
TENNESSEE NOTARY PUBLIC
My Comm Exp. August 24, 2027
COUNTY OF BLOUNT

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: 8/24/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alden Anne Allen	UBS Bank USA	106-15-0-049.00
(NAME) 929 Deervale Drive	(NAME) 2704 ALT 19 NORTH	
(ADDRESS) Nashville, TN 37217	(ADDRESS) PALM HARBOR, FL 34683	
(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, **Mark Kevin Vaughan and Diane Albright Vaughan, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Alden Anne Allen, a married woman and Amy L. Wood, Trustee of the Red Zora Irrevocable Investment Services Trust, dated May 5, 2023, 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 Lot No. 1, of the Resubdivision of Lot 20 and reserved parcel Hill-N-Dale Acres as shown on the plat of record in Plat Book 6200, Page 652, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being Part of the same property conveyed to William C. Vaughan and wife, Joyce M. Vaughan by Warranty Deed from Marvin L. Hooten and wife, Edna W. Hooten, dated 02/05/1962, of record in Book 3341, Page 17, Register's Office for Davidson County, Tennessee.

The said William C. Vaughan died on 10/31/1994, leaving the said Joyce M. Vaughan the sole surviving tenant by the entirety.

Being the same property conveyed to Mark Kevin & Diane Albright Vaughan by Quitclaim Deed from Joyce M. Vaughan, dated 01/15/2020, of record in Instrument No. 20200319-0030331, and Correction of Quitclaim Deed of record as Instrument No. 20210122-0009504, 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 ☒ 929 Deervale Drive, 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 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 28th day of July, 2025.

Mark Kevin Vaughan

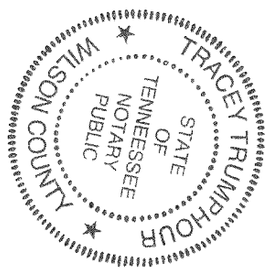
Diane Albright Vaughan

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Kevin Vaughan and Diane Albright Vaughan, 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 they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of July, 2025.

Notary Public:
My Commission Expires: 1.31.29



RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202507280059559

Certificate of Authenticity

I, Adam LaFever, 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 July 28, 2025.

Affiant Signature

7/28/25
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 28 day of July, 2025.

Notary's Signature

My Commission Expires: _____

Notary's Seal

DANA LOGGINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
August 24, 2027
COUNTY OF BLOUNT

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-25-929