Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $641,000.00 Patricia A. Vaughn Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 2025. Deborah J. Cohen Notary Public MY COMMISSION EXPIRES: MARCH 3, 2026 (AFFIX SEAL)

Karen Johnson
Batch # 1310059
08/14/2025 09:36:26 AM
Fees: $13.00 Taxes: $2,371.70
Davidson County
DEEDWARR
2 pgs
20250814-0064708

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHELLE E. HARDIN	**SAME**	**160-16-0B-022.00 CO**
(NAME) **6132 BRENTWOOD CHASE DRIVE**	(NAME)	
(ADDRESS) **BRENTWOOD, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, PATRICIA A. VAUGHN, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHELLE E. HARDIN, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND 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 22, as shown on the map entitled the Plan for Brentwood Chase, Revision One, Section One, of record in Plat Book 9700, pages 936 through 941, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to PATRICIA A. VAUGHN, UNMARRIED, by deed from PATRICIA S. LODOWSKI and husband, CHARLES A. LODOWSKI, of record in Instrument No. 20161201-0126176, dated December 1, 2016, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 9700, pages 936-941; Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, of record in Instrument No. 20000531-0053798 and amended in Instrument No. 20000831-0086366; Water Mains and Appurtenances Easement of record in Book 8371, page 320; Permanent Drainage Easement of record in Book 7902, page 389; Storm Water Detention Agreement of record in Book 11115, page 281 and Book 11115, page 286; and any and all easements, conditions and restrictions, which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **6132 BRENTWOOD CHASE DRIVE, BRENTWOOD, TN 370927**
(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 hand this 11th day of August, 2025.

Patricia A. Vaughn

PATRICIA A. VAUGHN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at office this 11th day of August, 2025.

Deborah J. Cohen

Notary Public

My commission expires: **MARCH 3, 2026**.

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON