Karen Johnson Davidson County
Batch# 1318092 DEEDWARR
09/04/2025 10:52:30 AM 7 pgs
Fees: $38.00 Taxes: $499.50
20250904-0070661

AFTER RECORDING RETURN TO:
Essent Title Insurance, Inc.
400 Rouser Road
Bldg 2 Floor 5
Coraopolis, PA 15108
File No. TN25110079

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 081 15 0 492.00

WARRANTY DEED

THIS INDENTURE made and entered into on this 28th **day of** August, 2025, by and between **B & D Development Group, LLC,** located at 1706 Scovel Street, Nashville, TN 37208, hereinafter referred to as Grantor(s) and **Latda Vaughan, unmarried,** residing at 1706 Scovel Street, Nashville, TN 37208, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 1706 Scovel Street, Nashville, TN 37208

Being that parcel of land conveyed to B & D Development Group, LLC from Wolfe Investments, LLC by that Deed dated 5/6/2024 and recorded 5/8/2024 in Official Records Instrument No. 20240508-0033918 of the Public Records of Davidson County, TN

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

B & D Development Group, LLC

By: Latda Vaughan
Name: **Latda Vaughan**
Title: **Member**

STATE OF Tennessee
COUNTY OF Williamson

Before me, Tressie M. Lewis, a Notary Public, of the State and County mentioned, personally appeared **Latda Vaughan** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be **Member** of **B & D Development Group, LLC**, the within named Grantor and that such **Member** executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Tennessee, this 28th day of August, 20 25.

Tressie M Lewis
Notary Public

My Commission expires: 11/08/2028

No title exam performed by the preparer. Legal description and party's names provided by the party.

TRESSIE M LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

B & D Development Group, LLC

By: _____
Name: **Ohmar Braden**
Title: **Member**

STATE OF Tennessee
COUNTY OF Williamson

Before me, Tressie M. Lewis, a Notary Public, of the State and County mentioned, personally appeared **Ohmar Braden** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be **Member** of **B & D Development Group, LLC**, the within named Grantor and that such **Member** executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Tennessee, this 28th day of August, 2025.

_____
Notary Public

My Commission expires: 11/08/2028

TRESSIE M LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ **135,000**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Print Name: Latda Vaughan

STATE OF Tennessee
COUNTY OF Williamson

Sworn to before me this 28th **day of** August, 2025

Notary Public
My Commission Expires: 11/08/2028

TRESSIE M LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Latda Vaughan
1706 Scovel Street
Nashville, TN 37208

Name and address of property owner:

Latda Vaughan
1706 Scovel Street
Nashville, TN 37208

Tennessee Certification of Electronic Document

I, Latda Vaughan, 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 8-28-2025 (date of document).

Affiant Signature

8-28-2025
Date

STATE OF Tennessee
COUNTY OF Williamson

Sworn to and subscribed before me this 28th **day of** August, 2025.

Notary's Signature

My Commission Expires: 11/08/2028

NOTARY'S SEAL

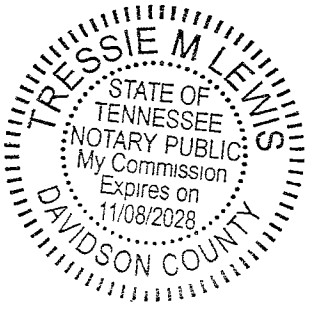


EXHIBIT A
LEGAL DESCRIPTION

The following described property located in Davidson County, Tennessee.

Land in Davidson County, Tennessee, being the Easterly 33-1/3 feet of Lot No. 12 on the Plan of J. M. and T.J. Harding's Addition to North Nashville as of record in Book 21, Page 81, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Said part of Lot No. 12 fronts 33-1/3 feet on the Northerly side of Scovel, formerly Madison Street, and run back between parallel lines 150 feet to an alley.

Parcel ID No. 081 15 0 492.00

Property Commonly Known As: 1706 Scovel Street, Nashville, TN 37208

True Copy Certification
State of Tennessee

I, Linda Phillips, 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 8/28/2025

Affiant Signature

9/02/2025
Date

Commonwealth of Pennsylvania
County of Allegheny

Sworn to and subscribed before this 02 day of September 20 25.

Notary's Signature

Commonwealth of Pennsylvania - Notary Seal
Abigail Serpa, Notary Public
Allegheny County
My commission expires April 11, 2026
Commission number 1413168
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-11-2026

(seal)