Karen Johnson Davidson County
Batch# 1325702 DEEDWARR
09/23/2025 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $3,089.50
20250923-0075745

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
25-10069

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $835,000.00

Sworn to and subscribed before me this 17th day of September, 2025.

Affiant

Notary Public

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel Number:**
Martin Vaughn 549 Cold Stream Place Nashville, TN 37221	Legacy Home Loans, LLC dba Steadfast Mortgage 408 Highway 76 White House, TN 37188	155 07 0A 047.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Scott Schlarb and Margaret Schlarb, husband and wife,** hereinafter called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Martin Vaughn, an unmarried man,** hereinafter called the "Grantee," and to Grantee's heirs, successors, executors, and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Revision No. 1, Final Plat of POPLAR CREEK ESTATES, PHASE V, SECTION "A" SUBDIVISION (THE HIGHLANDS OF ALLENS GREEN) of record in Plat Book 9700, Page 784, a revision of Plat Book 9700, Page 390, 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 Scott Schlarb and Margaret Schlarb, Husband and Wife, by Warranty Deed from Alfredo Cambronero and Wife, Ginette Cambronero, of record in Instrument No. 20200812-0090319, in the Register's Office of Davidson County, Tennessee, dated August 11, 2020 and recorded on August 12, 2020.

This is improved property known as **549 Cold Stream Place, Nashville, TN 37221.**

This conveyance is made subject to: zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to

convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 17 day of September, 2025.

Scott Schlarb

Margaret Schlarb

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Scott Schlarb and Margaret Schlarb, the within named bargainors, with whom I am personally acquainted (or proved their identities to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17 day of September, 2025.

Notary Public
My Commission Expires: _____

MARK DOUGALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06 27 2027
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Sept. 17. 2025.

Affiant Signature

23rd day of September, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028