THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1328552 DEEDWARR
10/01/2025 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.13
20251001-0077933

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Rhett B. Abrahamson 4019 Plantation Drive Hermitage, TN 37076	NBKC Bank 8320 Ward Parkway Kansas City, MO 64114	075-09-0-245.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Evan M. Vaughn and Jessica A. Vaughn, Husband and Wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Rhett B. Abrahamson, an unmarried man**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Being Lot No. 1148 on the Plan of Section Nine, Hermitage Hills, of record in Plat Book 3600 Page 97, 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 Evan M. Vaughn and Jessica A. Vaughn, husband and wife, by Warranty Deed from Jason Kurkimilis and Jennifer Kurkimilis, husband and wife, recorded on June 9, 2022, at Instrument number 20220609-0065782,Davidson County Register of Deeds.

This property is commonly known as 4019 Plantation Drive, Hermitage, TN 37076*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further 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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 30th **day of September, 2025**:

Evan M. Vaughn

Jessica A. Vaughn

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Evan M. Vaughn** and **Jessica A. Vaughn,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30TH day of September, **2025:**

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **~~$424,900.00~~**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 30 DAY OF SEPTEMBER, **2025**:

Abby Mudter
Notary Public

My Commission Expires: _____

ABBY MUDTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 5, 2028

Tennessee Certification of Electronic Document

I, George Mudter, 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 9/30/25 (date of document).

Affiant Signature

9/30/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

