Return To
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
#17773

Karen Johnson
Batch # 1329473
10/02/2025 09 55 09 AM
Fees $18 00 Taxes $1,295 00

Davidson County
DEEDWARR
3 pgs

20251002-0078486

WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF October, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Hancock Investment Properties, LLC	New Owner	
(NAME)	(NAME)	062 13 0 088 00
4119 Moss Rose Dr		
(ADDRESS)	(ADDRESS)	
Nashville tn 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHARLES C. VAUGHAN, JR. (NOW DECEASED), WILLIAM O. VAUGHAN, JAMES S. VAUGHAN AND DAVID H. VAUGHAN, DEVISEES OF THE LAST WILL AND TESTAMENT OF FAIREST S. VAUGHAN AND WILLIAM O. VAUGHAN, JAMES S. VAUGHAN AND DAVID H. VAUGHAN, DEVISEES OF THE LAST WILL AND TESTAMENT OF CHARLES C. VAUGHAN, JR.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HANCOCK INVESTMENT PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 part of Lot No. 22 on the GEORGE I. WADDEY'S SUBDIVISION, of the W.N. Morgan 18.25 acre tract, of record in Book 843, Page 101, in the Register's Office for said County, as follows:

Beginning at a point in the Westerly margin of Claypool Street, now Moss Rose Drive, 10 feet South of the corner of Lots Nos. 22 and 26-A; thence Westerly 147 feet, more or less, to the Southwest corner of Lot No. 26-A; thence Westerly with the Northerly line of Lot No. 22, 146.8 feet to the Northeast corner of Lot No. 11; thence with the line between Lots Nos. 11 and 22 Southerly 100 feet to the corner of Lot No. 21; thence with the line between Lots Nos. 21 and 22, Easterly 250 feet to the West margin of Claypool Street, now Moss Rose Drive; thence with the margin of the same, Northerly 94 feet to the Beginning.

Being the same property conveyed to Charles C. Vaughan and Fairest S. Vaughan, by Warranty Deed from William O. Vaughan and wife, Georgina W. Vaughan, of record in Book 5691, Page 598, in the Register's Office of Davidson County, Tennessee, dated December 13, 1980 and recorded on December 17, 1980. The said Charles C. Vaughan died on February 24, 2002, then Fairest S. Vaughan died on May 26, 2002, testate, devising subject property to Charles C. Vaughan, Jr., William O. Vaughan, James S. Vaughan, and David H. Vaughan. See Probate Case No. 22P-1259, Davidson County Circuit Court. Also see Last Will and Testament of Fairest S. Vaughan recorded in Instrument No. 20230410-0025510 and Affidavit of Furtherance of Title recorded in Instrument No. 20230517-0036694, in the Register's Office of Davidson County, Tennessee. The said Charles C. Vaughan, Jr. died on February 02, 2024, testate, devising subject property to William O. Vaughan, James S. Vaughan and David H. Vaughan as heirs at law. See Probate Case No. 24-CV-128L, Marshall County, Mississippi Chancery Court. See also Instrument No. 20250429-0032853, Register's Office for Davidson County, Tennessee.

Limited Power of Attorney executed by William O. Vaughan appointing David H. Vaughan to sign on his behalf dated January 5, 2024 and recorded in Instrument No. 20240125-0005141, Register's Office for Davidson County, Tennessee.

Limited Power of Attorney executed by James S. Vaughan appointing David H. Vaughan to sign on his behalf dated January 5, 2024 and recorded in Instrument No. 20240125-0005140, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4119 Moss Rose Drive, Nashville, TN 37216
(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 1st day of October, 2025

William O Vaughan By David H Vaughan as his Attorney in Fact
WILLIAM O VAUGHAN BY DAVID H VAUGHAN AS HIS ATTORNEY IN FACT

James S Vaughan By David H Vaughan as his Attorney in Fact
JAMES S VAUGHAN BY DAVID H VAUGHAN AS HIS ATTORNEY IN FACT

DAVID H VAUGHAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David H Vaughan to me known to be the person who executed the foregoing instrument in behalf of William O Vaughan as his Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said of William O Vaughan

Witness my hand and official seal this 1st day of October, 2025.

Commission expires 10/4/27

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 1

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David H Vaughan to me known to be the person who executed the foregoing instrument in behalf of James S Vaughan as his Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said of James S Vaughan

Witness my hand and official seal this 1st day of October, 2025.

Commission expires 10/4/27

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 1

Notary Public

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 David H Vaughan, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this 1st day of October, 2025.

Commission expires 10/4/27

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 1

Notary Public