Karen Johnson Davidson County
Batch# 1329577 DEEDWARR
10/02/2025 01:29:30 PM 3 pgs
Fees: $18.00 Taxes: $869.13
20251002-0078603

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $234,900.00

Affiant

Subscribed and sworn to before me, this 29th day of September, 2025.

Notary Public
My commission expires: 7-22-2029

EMMALYN HENDRICK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-22-2029

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jacob L Vaughn	**Community First National Bank**	**147070B01200CO**
4958 Edmondson Pike, #12	215 S. Seth Child Rd.	
Nashville, TN 37211	Manhattan, KS 66502	

FOR AND IN 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 ACKNOWLEDGE, WE,

Brandon Adams, Trustee of The 4958 Edmondson Pike #12 Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jacob L Vaughn, married man

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 Lot No. B-12, on the Plan of Woodlea Place Townhouses, of record in Book 5050, Page 101, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brandon Adams, Trustee of The 4958 Edmondson Pike #12 Trust, by Warranty Deed from Claude C Henderson, a married man, dated August 26, 2021, of record in Instrument No. 20210831-0117381, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The lien of 2025 property taxes not yet due/payable.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4958 Edmondson Pike, #12, Nashville, TN 37211.

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 in 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.

_____ Date: 9-29-25

The 4958 Edmondson Pike #12 Trust
BY: Brandon Adams
It's: Trustee

STATE OF Tennessee

COUNTY OF Robertson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Brandon Adams** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The 4958 Edmondson Pike #12 Trust and that is authorized by The 4958 Edmondson Pike #12 Trust to execute this instrument on its behalf. he

Witness my hand, at office, this 29th day of September, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 7-22-2029

EMMALYN HENDRICK
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-22-2029

Certificate of Authenticity

I, Jennifer Russell, 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 9/29/25.

Date

Jennifer Russell

Affiant Signature

10/2/25

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 2nd day of October, 2025.

Notary's Signature

My Commission Expires: 10/24/2028

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.