Karen Johnson Davidson County
Batch# 1351811 DEEDWARR
12/01/2025 10:57:30 AM 4 pgs
Fees: $23.00 Taxes: $1,367.15
20251201-0094957

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38932-10-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $369,500.00. Affiant Subscribed and sworn to before me this 25 day of November, 2025. Notary Public My Commission Expires: 4-21-2029

ALLISON GARTUNG STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner: Robert Lyman Powell, Trustee Michie Crane Powell, Trustee 218 Plantation Court Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 142050A05100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Martin T. Vaughn, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert L. Powell as Trustee of the Robert L Powell Revocable Trust agreement dated October 18, 2016 and Michie C. Powell as Trustee of the Michie C. Powell Revocable Trust Agreement dated October 18, 2016** ("Grantees"), their successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 218 Plantation Court, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successor and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of November, 2025.

Martin T. Vaughn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Martin T. Vaughn, 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, at office, this 25th day of November, 2025.

Notary Public

My Commission Expires:

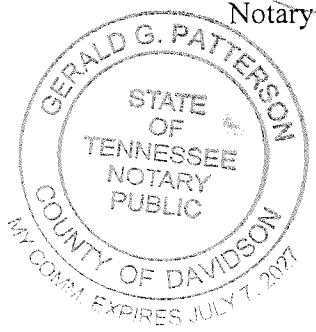


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. H-3, together with Carport No. H-3-C, on the Plan of Section 2, River Plantation, of record in Plat Book 4460, pages 136 and 137, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation, Section 2, a horizontal property regime established by Master Deed & By-Laws of record in Book 4661, pages 334 and 353, amended in Book 4691, page 906, Book 6354, page 676, and Book 6436, page 389, amended and restated in Instrument No. 20120828-0077595, corrected in Instrument No. 20121207-0113069, and amended and restated in Instrument No. 20120828-0077603, and Instrument No. 20180522-0048991, said Register's Office.

Being the same property conveyed to Martin T. Vaughn, unmarried, by deed dated May 10, 2021 from Connie Corbin Brenner, a single person, of record in Instrument No. 20010515-0050215, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2025 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for River Plantation (Section Two), of record in Book 4661, pages 334 and 353, amended in Book 4691, page 906, Book 6354, page 676, Book 6436, page 389, amended and restated in Instrument No. 20120828-0077595, as corrected in Instrument No. 20121207-0113069, amended and restated in Instrument No. 20120828-0077603, and Instrument No. 20180522-0048991, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 4460, pages 136 and 137, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 4460, Page 80, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Allison Gaither, 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 the 25th day of November, 2025.

Affiant Signature

11/25/25

Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 25 day of November, 2025.

Notary's Signature

My Commission Expires: 12-22-25

Notary' Seal (if on paper)

GRACE TANT
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY
MY COMMISSION EXPIRES DECEMBER 22, 2025