THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 1368060 DEEDWARR
01/09/2026 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20260109-0002397

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP/PARCEL**
Hannah Vaughan 2701 Biloxi Avenue Nashville, TN 37204	**New Owner**	118-02-2B-001.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($l0.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged**, JAMES A. FRASER AND ANNIE O. FRASER, TRUSTEES OF THE JAMES A. FRASER AND ANNIE O. FRASER FAMILY TRUST, DATED AUGUST 8, 2006** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **HANNAH VAUGHAN, A SINGLE WOMAN,** "Grantee" herein), its successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1, on the plan of Plat for Homes at 6 on Biloxi, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of 6 on Biloxi, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160817-0085700, and amended as Instrument No. 20200624-0068054, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to JAMES A. FRASER AND ANNIE O. FRASER, AS TRUSTEES OF THE JAMES A. FRASER & ANNIE O. FRASER FAMILY TRUST DATED AUGUST 8, 2006, by deed from 6 ON BILOXI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20201202-0139687, dated November 20, 2020, said Register's Office.

Being improved property known as: 2701 Biloxi Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, its successors and assigns, forever. And GRANTORS do covenant with said GRANTEE that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2025 real property taxes and any easements, covenants and restrictions of record.

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

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 5th day of January, 2026.

THE JAMES A. FRASER AND ANNIE O. FRASER FAMILY TRUST, DATED AUGUST 8, 2006

JAMES A. FRASER, TRUSTEE

ANNIE O. FRASER, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Tricia Ball, a Notary Public of the State and County aforesaid, personally appeared **JAMES A. FRASER AND ANNIE O. FRASER, TRUSTEES OF THE JAMES A. FRASER AND ANNIE O. FRASER FAMILY TRUST, DATED AUGUST 8, 2006**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 5th day of January, 2026.

Notary Public

My Commission Expires: 3/6/29

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$600,000.00.**

Sworn to and subscribed before me this 8 day January, 2026.

Notary Public

My Commission Expires: _____

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 **January 5, 2026**.

Date

Affiant Signature

January 5, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **5th** day of **January**, 20**26**.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2028

My Commission Expires: _____

Date

Notary's Seal (if on paper)