Karen Johnson Davidson County
Batch# 1429782 DEEDWARR
06/09/2026 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,265.40
20260609-0051972

WARRANTY DEED

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

File No.: RES-26-4017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 day of June, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/15/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Guhdar Nebi		061 16 0 367.00
(NAME)	(NAME)	
4017 Kennedy Ave Nashville, TN 37216	New Owner	
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **JOHN VAUGHAN AND VICKY SADLER, THE HEIRS AT LAW OF DOYAL VAUGHAN, AND JOHN VAUGHAN, ADMINISTRATOR OF ESTATE OF DOYAL VAUGHAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **GUHDAR NEBI, MARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 3 on the plat of Curtis Stewart Lots of record in Plat Book 8250, Page 297, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate description.

Being the same property conveyed to Doyal Vaughan, unmarried, from Kathy Ellen Blankenship, unmarried, previously known as Kathy Poppe, Kathy Ellen Vaughan, and Kathy E. Vaughan, by Quitclaim Deed dated December 3, 2012, recorded December 27, 2012, in Instrument No. 20121227-0119642, in the Register's Office of Davidson County, Tennessee, . The said Doyal Vaughan died intestate on August 3, 2025, devising subject property to John Vaughan and Vicky Sadler. See Probate Case 25P1632, Davidson County Seventh Circuit Court, and Affidavit of Heirship recorded in Instrument Nos. 20251007-0080015 and 20251020-0083423 (duplicate recording), in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 4017 Kennedy Avenue, Nashville, TN 37216
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 4 day of June, 2026.

Heirs at Law of Doyal Vaughan

By: _____
John Vaughan

By: _____
Vicky Sadler

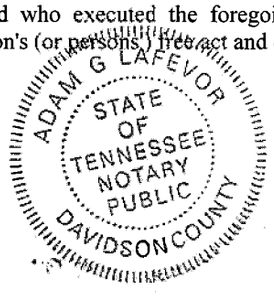
Estate of Doyal Vaughan

By: _____
John Vaughan, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4 day of June, 2026, before me personally appeared John Vaughan and Vicky Sadler, the Heirs at Law of Doyal Vaughan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4 day of June, 2026.



_____
Notary Signature
My commission expires: 3/9/28

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary for the state and county mentioned, personally appeared John Vaughan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Administrator of the Estate of Doyal Vaughan, the within named bargainor, and that she, as such Administrator, executed the foregoing instrument for the purpose therein contained, by personally signing for the Estate of Doyal Vaughan as Administrator.

Witness my hand, at office, this 4 day of June, 2026.



_____
Notary Signature
My commission expires: 3/9/28

Certificate of Authenticity

I, Joshua A. Terry, 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 6/4/26.

Affiant Signature – Joshua A. Terry

6/8/26
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 6/8/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27