Karen Johnson Davidson County
Batch# 1459199 DEEDWARR
08/13/2026 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20260813-0075133

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2026 Notary Public MY COMMISSION EXPIRES: 1/30/27 (AFFIX SEAL)
File No. CH-26-3307	

CHRISTEN T. RABE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Walter Dudovitz and Sophia Simone Shefner	NEW OWNER	
(NAME) 1907 Rosebank Avenue	(NAME)	073-09-0-210.00
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(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, I/we, **Taylor S. Vaughn, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel Walter Dudovitz and Sophia Simone Shefner, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 16 on the Plan of Section I, Henderson Gardens, as of record in Book 2900, Page 75, Register's Office for Davidson County, Tennessee, as follows: Said Lot No. 16 fronts 75 feet on the southerly side of Rosebank Avenue and runs back 146 feet on the easterly line and 143 .2 feet on the westerly line to a dead line in the rear, on which it measures 75 feet.

Being the same property conveyed to Taylor S. Vaughn by Warranty Deed from J. Kenneth Walls and wife, Donna G. Walls of record in Instrument No. 20150615-0056847 Register's Office for Davidson County, Tennessee, dated June 10, 2015 and recorded on June 15, 2015. Taylor S. Vaughn has since married Caitlin Rice. Caitlin Rice still goes by Caitlin Rice, and she joins in executing this deed, conveying any marital interest she may have in said property.

This is property more commonly known as 1907 Rosebank Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 7th day of August, 2026.

Taylor S. Vaughn

Caitlin Rice

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Taylor S. Vaughn and Caitlin Rice, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of August, 2026.

Notary Signature

My commission expires: 02/06/27

DAPHNE TREVATHAN
NOTARY PUBLIC
MY COMMISSION EXPIRES
FEBRUARY 6, 2027
DeKALB COUNTY, GEORGIA

Certificate of Authenticity

I, Christina Higgins, 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 8/7/2026.

Date

Affiant Signature

8/7/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th day of August, 20____.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

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