THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260554464

Karen Johnson Davidson County
Batch # 1459845 DEEDWARR
08/17/2026 09:23:27 AM 2 pgs
Fees: $13.00 Taxes: $3,515.00
20260817-0076291

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $950,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of August, 2026.

Notary Public
My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 24, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
902 AR, LLC 229 Ward Circle A 23 Brentwood, TN 37027	New Owner	Tax Parcel ID No. 132 05 0 098.00

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, **Richard J. Vaughn, a single perosn** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **902 AR, LLC, a Tennessee limited liability company**, ("Grantees"), its heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 33 on the PLAN OF GLENDALE PARK, SECTION 2, of record in Plat Book 1130, Page 61, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard J. Vaughn, a single person, by Warranty Deed from Jesse L. Tate and wife, Carolyn H. Tate, of record in Book 8703 Page 720, in the Register's Office of Davidson County, Tennessee, dated August 14, 1992, and recorded on August 18, 1992.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION NO. 2 GLENDALE PARK, as recorded in Plat Book 1130, Page(s) 61.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6299 Page 369.

This is improved property located at 902 Audubon Road Nashville TN 37204

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 14th day of August, 2026.

Richard J. Vaughn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard J. Vaughn, 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 14th day of August, 2026.

Notary Public
My Commission Expires: _____

