Karen Johnson Davidson County
Batch# 1465288 DEEDWARR
08/31/2026 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,228.40
20260831-0080221

STATE OF TENNESSEE
COUNTY OF DEKALB

The actual consideration or value, whichever is greater, for this transfer is $332,000.00

Affiant

Subscribed and sworn to before me, this 20th day of August, 2026.

Notary Public
My commission expires: 10-26-27

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Patrick Starnes	same	**059-09-0-067.00**
4025 Kings Circle		
Nashville, TN 37218		

FOR AND IN 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 ACKNOWLEDGE, WE,

Barbara J. Vaughn, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patrick Starnes, a married man

HEREINAFTER CALLED THE GRANTEES, 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 and being all of Lot No. 87, Section Two, HAYNES ESTATES, as appearing of record in Book 4175, Page 13, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to George T. Vaughn and wife, Barbara J. Vaughn, by Deed from W L Bainbridge Company, dated July 9, 1967, of record in Book 4319, Page 990, in the Register's Office for Davidson County, Tennessee. The said George T. Vaughn died on March 28, 2025 leaving Barbara J. Vaughn as the fee simple owner of subject property as the surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in Book 4230, Page 545,.in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4025 Kings Circle, Nashville, TN 37218.

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 in 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.

Barbara J. Vaughn Date: 8/20/26

Barbara J. Vaughn

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, **Barbara J. Vaughn,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of August, 2026.

Danielle Watson

NOTARY PUBLIC

My Commission Expires: —

DANIELLE WATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 29, 2030

Certificate of Authenticity

I, Tara Crook, 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 August 20, 2026.

Tara Crook
Affiant Signature

August 25, 2026
Date

State of Tennessee
County of DeKalb

Sworn to and subscribed before me this 25th day of August, 2026.

Julianna C. Dorriety
Notary's Signature

My Commission Expires: 10-26-27

JULIANNA C. DORRIETY
NOTARY PUBLIC
STATE OF TENNESSEE
DeKALB COUNTY