Bill Garrett Davidson County
Batch# 6578 DEEDQC
10/02/2017 03:25:51 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171002-0100823

This Instrument Prepared By:

Dan E. Huffstutter
1211 16th Avenue South
Nashville, TN 37212-2901
(615) 242-2000

QUITCLAIM DEED

This Quitclaim Deed, executed as of the 26 day of September, 2017, at Nashville, Davidson County, Tennessee, by Grantor, Ruby Vaughn, an unmarried woman, to Grantee, Evan P. James.

Witnesseth:

That Grantor has this day transferred and conveyed unto the Grantee, to have and to hold to himself, and to his assigns and successors forever, a certain tract or parcel of land situated in the Fourth (4th) Civil District of Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 25 and part of Lot No. 24 in Block "A" as shown on a map entitled subdivision Map No. 3 of the Life and Casulaty Company's Property at Old Hickory, Davidson County, Tennessee, as of record in Book 974, Page 11, Register's Office for Davidson County, TN.

Said parcel fronts 60 feet on the southerly side of Park Circle and runs back 165 feet to the common boundary line with N.C.I. property and fronts 65 feet thereon, and which parcel consists of Lot No. 25 and 0 feet front and 5 feet rear on Lot No. 24 of said Plan.

Being the same property conveyed to Ruby Vaughn by deed from Richard D. Ball of record in Deed Book11648, page 167.

This is unimproved property known as 142 Park Circle, Old Hickory, TN 37138,

In Witness Whereof, Grantor has executed this Deed as of the date and at the place first above written.

Ruby Vaughn

State of Tennessee)
County of Davidson)

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared Ruby Vaughn, with whom I am personally acquainted, the within-named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 26 day of September, 2017.

My Commission Expires:

03/03/2020

SHELIAH AMBURGEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Mar 3, 2020

Notary Public

Name and Address of Property Owner:	**Person or Entity Responsible For Payment of Property Taxes:**	**Parcel ID Number**
Evan P. James 142 Park Circle Old Hickory, TN 37138	Evan P. James 142 Park Circle Old Hickory, TN 37138	05311001000

State of Tennessee)
County of Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Ruby Vaughn

Ruby Vaughn, Affiant

Sworn to and subscribed before me
26 day of September, 2017.

Sheliah Ambrugey

Notary Public

My Commission Expires:

03/03/2020

SHELIAH AMBURGEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Mar 3, 2020