This instrument prepared by and return to:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 51325 DEEDQC
01/25/2018 10:13:31 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180125-0007793

This Deed was prepared from information provided by the parties, referenced herein. There was no title search performed on the property, so the preparer of this document assumes/has no liability as to the accuracy or the status of the title.

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
James Jason Brazell	**New Owner**	**17-160.00**
Miranda Lee Vaughan		
Tammy Yevette Vaughn		
5131 Brick Church Pike		
Goodlettsville, TN 37072		

QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Tammy Vaughan,** hereinafter called the Grantor, do hereby quitclaim and convey unto James Jason Brazell and Miranda Lee Vaughan, husband and wife, and Tammy Yevette Vaughan, unmarried, as joint tenants with rights of survivorship, hereinafter called the Grantee, their heirs and assigns, all of our Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Beginning in the center of Old Brick Church Pike at the northwest corner of the property conveyed to J.O. Bradley and wife, by Deed from W.H. Mitchell and wife, of record Book 2439, page 375, Register's Office for said County; thence leaving said Pike South 9°21' West 75 feet to an iron pin, a corner of Mrs. C.H. Hardcastle's property; thence with Mrs. Hardcastle's easterly line South 23°30' East to 203.3 feet to a corner post; thence, North 62°5' East 300.6 feet to an iron pin; thence, North 48° West 311.6 feet passing an iron pin on the southerly margin of Old Brick Church Pike, to the center of said Pike; thence with the center of said Pike South 48°40' West 124.7 feet and South 42°35' West 11 feet to the beginning.

Being the same property conveyed to Tammy Vaughan, a single woman, by Warranty Deed from Darell E. McWilliams and Linda J. McWilliams, husband and wife, dated 10/24/17 and recorded 10/27/17 in Instrument No. 20171027-0110483, Registers Office for Davidson County, Tennessee. Tammy Vaughan and Tammy Yevette Vaughan are one in the same person.

County, Tennessee. Tammy Vaughan and Tammy Yevette Vaughan are one in the same person.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

This property is known as: 5131 Brick Church Pike, Goodlettsville, Tennessee 37072.

Executed on this 15th day of January, 2018.

Tammy Vaughan

Tammy Vaughn

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, Tammy Vaughn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 15th day of January, 2018.

Notary Public

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

My Commission Expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 0

Affiant

Sworn to and subscribed to me, the undersigned, this 15th day of January, 2018.

Notary Public

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

My Commission Expires: 1-8-19