Bill Garrett Davidson County
Batch# 70092 DEEDQC
03/16/2018 09:24:59 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20180316-0024922

THIS INSTRUMENT PREPARED BY:
SOUTHLAND TITLE & ESCROW CO., INC.
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Winston D. Vaughn	NEW OWNER	Map 183
5350 Epps Mill Road		Parcels 128 & 158
Christiana, TN 37037		

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, JESSE DALTON VAUGHN, RANDALL VAUGHN, ROSALYN MOSS, WESLEY VAUGHN AND CARMEN ATKINSON, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and do hereby convey remise, release and forever quitclaim, unto WINSTON D. VAUGHN, all my interest, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in the 5th Civil District, Davidson County, Tennessee, being Tract No. 15 on the plat of Jennings Property, located east of Old Hickory Blvd. (Hobson Pike Section), approximately ½ mile south of Interstate Hwy. No. 24 East.

Beginning at a point in the center of a 50 foot right-of-way and access road, the same being located approximately 3300 feet easterly and southerly from the east margin of Old Hickory Blvd.; thence with the center of said access road South 1 deg. 56 min. 30 sec. West, 332.8 feet which is the common front corner of tracts No. 14 and 15; thence with the dividing line between said tracts North 85 deg. 10 min. 35 sec. West, 1279.42 feet to a point on the west line of the Jennings tract boundary; thence with said line North 21 deg. 45 min. 59 sec. West, 87.59 feet and North 5 deg. 48 min. East, 254.77 feet to the common rear corner of tracts No. 15 and 16; thence with said line South 85 deg. 10 min. 35 sec. East, 1297.56 feet to the point of beginning, containing 10 acres.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIPTION:

Beginning at the point of intersection of the proposed west margin of relocated Burkett Road and the north boundary of the Ernest D. Henson, et ux property, said point being 70 feet left of centerline station 246+20; thence north 12 degrees, 32 minutes, 25 seconds

east 331.52 feet to a point in this property's north boundary; thence south 83 degrees, 39 minutes, 59 seconds east 144 feet more or less along boundary line of Robert Mattox, Jr. et ux to a point in the proposed east margin of relocated Burkett Road; thence south 11 degrees, 23 minutes, 12 seconds east 333.08 feet to a point in the north boundary of Ernest D. Henson, et ux property; thence north 83 degrees, 39 minutes, 59 seconds west 149 feet more or less along said property line to the point of beginning containing 1.118 acres and being the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 7747, page 884, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to John W. Vaughn and Winston D. Vaughn by deed of record in Book 5979, page 900, Register's Office for Davidson County, Tennessee. The said John W. Vaughn having since died. Pursuant to Affidavit of Heirship of record in Instrument No. 20180316-0024920, said Register's Office, his interest vested in Winston D. Vaughn, Jesse Dalton Vaughn, Wayne Vaughn, Randall Vaughn, Joyce Hardiman, Rosalyn Moss, Wesley Vaughn, Sharon Stone, Carmen Atkinson, Damien Vaughn and Heather Vaughn Alexander.

This is unimproved property known as Twin Oaks Lane, Nashville, Tennessee.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the ____ day of February, 2018. > See Notary for Date

Jesse Dalton Vaughn
JESSE DALTON VAUGHN

Randall B Vaughn
RANDALL VAUGHN

Rosalyn Moss
ROSALYN MOSS

Wesley Vaughn
WESLEY VAUGHN

Carmen Atkinson
CARMEN ATKINSON

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jesse Dalton Vaughn with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at _____, Tennessee, on this the _____ day of February, 2018.

_____
Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Randall Vaughn with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Goodlettsville, Tennessee, on this the 23 day of February, 2018.

Melissa Denton
Notary Public

My Commission Expires: 1.4.21

MELISSA DENTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Jan. 4, 2021

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Rosalyn Moss with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Mt Juliet, Tennessee, on this the 23 day of February, 2018.

Notary Public

TAMMY GREEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-10-19

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Wesley Vaughn with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Goodlettsville, Tennessee, on this the 23 day of February, 2018.

Melissa Denton
Notary Public

My Commission Expires: 1.4.21

MELISSA DENTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Jan. 4, 2021

STATE OF TENNESSEE
COUNTY OF Stewart

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jesse Dalton Vaughn with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Dover, Tennessee, on this the 26th day of February, 2018.

ALBERT L. HARGIS
STATE OF TENNESSEE NOTARY PUBLIC
STEWART COUNTY

Notary Public

My Commission Expires: 4-22-20

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Randall Vaughn with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at _____, Tennessee, on this the _____ day of February, 2018.

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Heather Vaughn Alexander with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that he executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at NASHVILLE, Tennessee, on this the 27th day of February, 2018.

JESSICA R COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

Jessica R. Coats
Notary Public

My commission Expires: 7/5/21

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration for this transfer is $0.00.

Heather Vaughn Alexander
Affiant

Sworn to and subscribed before me this the 15 day of March, 2018.

Jennifer D. Stacey
Notary Public

JENNIFER D. STACEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires:

10/3/21