Bill Garrett Davidson County
Batch# 75809 DEEDQC
04/03/2018 10:31:57 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180403-0030927

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, WAYNE VAUGHN, 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, Damon 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 2nd day of April, 2018.

Wayne Vaughn

WAYNE VAUGHN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Wayne 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 Madison, Tennessee, on this the 2nd day of April, 2018.

Notary Public

JAMES M. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 2nd day of April, 2018.

Notary Public

My commission expires: 4/17/21

JAMES M WELLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY