Karen Johnson Davidson County
Batch# 245887 DEEDQC
06/20/2019 08:52:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20190620-0059359

PREPARED BY:
Resource Real Estate Services, LLC
300 Red Brook Blvd. Suite 120
Owings Mills, MD 21117

RETURN TO:
Resource Real Estate Services, LLC
300 Red Brook Blvd. Suite 120
Owings Mills, MD 21117
(410) 654-5550
FILE #MF-19-35238

QUIT CLAIM DEED

GRANTEE ADDRESS:
Chanda J. Grubbs and Paul Earle Vaughn Jr.
2708 Meadow Rose Drive
Nashville, TN 37206

SEND TAX BILLS TO:
Chanda J. Grubbs and
Paul Earle Vaughn Jr.
2708 Meadow Rose
Drive
Nashville, TN 37206

PARCEL ID#: 08308021700

THIS DEED made this 14th day of June, 2019 by and between Chanda J. Grubbs and Paul Earle Vaughn Jr., wife and husband and James K. Childerston and Carolyn S. Childerston, husband and wife, of 2708 Meadow Rose Drive, Nashville, TN 37206, parties of the first part, Grantors and **Paul Earle Vaughn Jr. and Chanda J. Grubbs, Husband and Wife, as tenants by the entirety, their assigns, the survivor of them and the survivor's personal representatives and assigns**, of 2708 Meadow Rose Drive, Nashville, TN 37206, party of the second part, Grantees.

WITNESSETH, that in consideration of the sum of Zero Dollars and No Cents ($0.00), the actual consideration paid or to be paid, and other good and valuable considerations, receipt of which are hereby acknowledged, the said parties of the first part do grant and convey to the said **Paul Earle Vaughn Jr. and Chanda J. Grubbs, Husband and Wife, as tenants by the entirety, their assigns, the survivor of them and the survivor's personal representatives and assigns**, in fee simple, all that lot of ground situate in Davidson County, Tennessee, and described as follows, that is to say:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 14 on the plan of Rosewood Heights, Section 6, Second Addition, of record in Plat Book 2854, Page 21, Register's Office for said County, to which reference is hereby made for a more complete description.

Said Lot No. 14 fronts 153 feet on the easterly side of Meadow Rose Park Road and runs back 124.8 feet on the southerly line and 138.3 feet on the northerly line to a dead line in the rear on which it measures 166.3 feet.

The improvements thereon being commonly known as 2708 Meadow Rose Drive, Nashville, TN 37206.

Being the same lot or parcel of ground which by Deed dated May 16, 2017 and recorded May 18, 2017 among the Land Records of Davidson County, State of Tennessee, in Book: , Page: or Instrument: 201705180049500, was granted and conveyed/assigned by and between DAVID J. TIRPAK AND WIFE, KATHLEEN A. TIRPAK, unto CHANDA J. GRUBBS AND PAUL EARLE VAUGHN, JR., WIFE AND HUSBAND AND JAMES K. CHILDERSTON AND CAROLYN S. CHILDERSTON, HUSBAND AND WIFE, ALL AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP.

Being the same lot or parcel of ground which by Deed dated April 17, 2013 and recorded April 17, 2013 among the Land Records of Davidson County, State of Tennessee, in Book: , Page: or Instrument: 201304170038123, was granted and conveyed/assigned by and between DAVID J. TIRPAK AND WIFE KATHY A. BRADY, unto DAVID J. TIRPAK AND WIFE, KATHLEEN A. TIRPAK FKA KATHY A. BRADY.

Being the same lot or parcel of ground which by Deed dated November 28, 2001 and recorded November 29, 2001 among the Land Records of Davidson County, State of Tennessee, in Book: , Page: or Instrument: 200111290131021, was granted and conveyed/assigned by and between Daniel A. Overby and Mary Ann Overby, Trustees of The Daniel A. Overby and Mary Ann Overby Living Trust, unto David J. Tirpak and wife Kathy A. Brady.

The Grantees hereby certify, under penalties of perjury, that the land conveyed in said Deed is residentially improved, owner-occupied real property and that the residence will be occupied by us.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

WITNESS the hand(s) and seal(s) of Grantor and Grantee.

ATTEST:

_____ _____ (Seal)
Chanda J. Grubbs, Grantor

_____ _____ (Seal)
Paul Earle Vaughn Jr., Grantor

_____ _____ (Seal)
James K. Childerston, Grantor

_____ _____ (Seal)
Carolyn S Childerston, Grantor

_____ _____ (Seal)
Paul Earle Vaughn Jr, Grantee

_____ _____ (Seal)
Chanda J. Grubbs, Grantee

Being the same lot or parcel of ground which by Deed dated November 28, 2001 and recorded November 29, 2001 among the Land Records of Davidson County, State of Tennessee, in Book: , Page: or Instrument: 200111290131021, was granted and conveyed/assigned by and between Daniel A. Overby and Mary Ann Overby, Trustees of The Daniel A. Overby and Mary Ann Overby Living Trust, unto David J. Tirpak and wife Kathy A. Brady.

The Grantees hereby certify, under penalties of perjury, that the land conveyed in said Deed is residentially improved, owner-occupied real property and that the residence will be occupied by us.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

WITNESS the hand(s) and seal(s) of Grantor and Grantee.

ATTEST:

_____ _____ (Seal)
Chanda J. Grubbs, Grantor

_____ _____ (Seal)
Paul Earle Vaughn Jr., Grantor

_____ _____ (Seal)
James K. Childerston, Grantor

_____ _____ (Seal)
Carolyn S Childerston, Grantor

_____ _____ (Seal)
Paul Earle Vaughn Jr, Grantee

_____ _____ (Seal)
Chanda J. Grubbs, Grantee

OATH OF VALUE

STATE OF TN

COUNTY OF Davidson

I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $ 0.00.

SWORN AND SUBSCRIBED BEFORE ME THIS 14th day of June, 2019.

Paul Earle Vaughn, Jr, Affiant

Chanda J. Grubbs, Affiant

STATE OF TENNESSEE, CITY/COUNTY OF Davidson, to wit:

I HEREBY CERTIFY that on this 14th day of June, 2019, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared **Chanda J. Grubbs and Paul Earle Vaughn Jr.** , ~~**wife and husband**~~ * known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

* Affiants

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Jana Drury
Notary Public

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020

My Commission expires: 01-29-20

STATE OF TENNESSEE, CITY/COUNTY OF Davidson, to wit:

I HEREBY CERTIFY that on this 14th day of June, 2019, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared **James K. Childerston and Carolyn S Childerston, husband and wife,** known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

JD

Jana Drury
Notary Public

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020

My Commission expires: 01-29-20

OATH OF VALUE

STATE OF _____

COUNTY OF _____

I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $_____.

SWORN AND SUBSCRIBED BEFORE ME THIS 14th day of June, 2019.

_____

Paul Earle Vaughn, Jr, Affiant

_____

Chanda J. Grubbs, Affiant

Maryland Frederick

STATE OF ~~TENNESSEE~~, CITY/COUNTY OF _____, to wit:

I HEREBY CERTIFY that on this 14th day of June, 2019, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared **Chanda J. Grubbs and Paul Earle Vaughn Jr. , wife and husband** known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC WALLACE L. DENNIS JR BALTIMORE COUNTY EXP. 10-19-2020

Notary Public

My Commission expires: _____

Mary/Land

STATE OF ~~TENNESSEE~~, CITY/COUNTY OF Frederick, to wit:

I HEREBY CERTIFY that on this 14th day of June, 2019, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared **James K. Childerston and Carolyn S Childerston, husband and wife,** known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission expires: _____

WALLACE L. DENNIS JR NOTARY PUBLIC EXP. 10-19-2020 BALTIMORE COUNTY, MARYLAND

STATE OF TENNESSEE, CITY/COUNTY OF Davidson, to wit:

I HEREBY CERTIFY that on this 14th day of June, 2019, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared **Paul Earle Vaughn Jr and Chanda J. Grubbs and Paul Earle Vaughn Jr., husband and wife (grantees),** known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Jana Drury
Notary Public

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020

My Commission expires: 01-29-20

STATE OF TENNESSEE, CITY/COUNTY OF Davidson, to wit:

I HEREBY CERTIFY that on this 14th day of June, 2019, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared **Chanda J. Grubbs and Paul Earle Vaughn Jr. wife and husband (Affiants),** known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Jana Drury
Notary Public

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020

My Commission expires: 01-29-20

RETURN TO:
Resource Real Estate Services, LLC
300 Red Brook Blvd. Suite 120
Owings Mills, MD 21117
(410) 654-5550
MF-19-35238

True Copy Certification

I, MILLARD S. RUBENSTEIN, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature
MILLARD S. RUBENSTEIN

State of Maryland

County of Baltimore

Personally appeared before me, Nicole Danielle Wilson a notary public for this county and state, MILLARD S. RUBENSTEIN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/04/2023
Notary' Seal (if on paper)

NICOLE DANIELLE WILSON
NOTARY PUBLIC
BALTIMORE COUNTY, MD
My Commission Expires February 04, 2023