Karen Johnson Davidson County
Batch# 360395 DEEDQC
02/19/2020 01:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200219-0018484

PREPARED BY:
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Tommicus Joyce
AFFIANT

Subscribed and sworn to before me this 19th day of February, 2020.

J. CARLTON DRUMWRIGHT STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 10/11/21

ADDRESS OF NEW OWNER:
Tommy Joyce and Mitzi Joyce
4009 Scottwood Drive
Nashville, TN 37211

SEND TAX BILLS TO:
New Owner

Map & Parcel: 133-120-233.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Sharon A. Vaughn, unmarried,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Tommicus Joyce and Mitzi Joyce, husband and wife,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Section Three, Greenwood Hills, of record in Book 5050, Page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to David E. Vaughn and wife, Sharon A. Vaughn from Craig V. Cauthen and wife, Lisa K. Cauthen, by Warranty Deed, of record in Book 8852, Page 507, Register's Office for Davidson County, Tennessee. David E. Vaughn having died on January 14, 2018, his interest in said property vesting in Sharon A. Vaughn as the remaining tenant by the entirety.

This is real property commonly known as 4009 Scottwood Drive, Nashville, Tennessee 37211.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 19th day of February, 2020.

Sharon A. Vaughn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and seal, at office, this 19th day of February, 2020.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY