THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 098060-A
PARCEL: 264.00CO

NEW OWNER'S ADDRESS:
Sharon Lynn Vaughn & Brian Vaughn
1916 Hawks Nest Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
CapStar Bank
2002 Richard Jones Rd, Suite 300A
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 487017 DEEDQC
10/01/2020 09:12:44 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20201001-0113170

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH PROPER TENANCY

FOR AND IN CONSIDERATION of no monetary consideration and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants by the entirety, I, Sharon Lynn Vaughn fka Sharon Lynn Hawkins, (Grantor), by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

A 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. 238 on the Plan of Final Plat of Phase Two, Section D, Bridgewater, A Planned Unit Development of record in Plat at Instrument No. 20070419-0047123, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sharon Lynn Hawkins, unmarried by Warranty Deed dated 05/29/2019 from Max Orr of record in Instrument Number 20190603-0052203, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1916 Hawks Nest Drive, Hermitage, TN 37076.

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

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Sharon Lynn Vaughn and Brian Vaughn, wife and husband their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on the 25th day of September, 2020.

Sharon Lynn Vaughn

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Sharon Lynn Vaughn, the Bargainor, 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 an official seal this the 25th day of September, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, the within named Tammy Mellons, the Bargainor, 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 an official seal this the 25th day of September, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/23

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

Affiant

Sworn and subscribed before me, this the 25th day of September, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/23