THIS DOCUMENT PREPARED BY/FOR
MAIL TAXES TO:
Seth T. Vaughn
2038 Tinnin Road
Goodlettsville TN 37072

Karen Johnson Davidson County
Batch# 524462 DEEDQC
12/03/2020 02:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201203-0140713

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QUITCLAIM DEED

Adding Individual Transaction Exempt from Transfer Tax per T.C.A. 67-4-409 (A)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE DOLLARS ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Seth T. Vaughn** hereinafter referred to as "Grantor", does hereby remise, release, sell, convey and quitclaim unto **Seth T. Vaughn and Katherine Vaughn, as Tenants by the Entirety** of 2038 Tinnin Road, Goodlettsville TN 37072, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Goodlettsville, County of Davidson, State of Tennessee**, to-wit:

Land in Davidson County, Tennessee, being Lot No. 132, Grizzard Manor, Tinnin Road, Section 5, of record in Plat Book 4675, pages 163-164, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Parcel ID No: 007 15 0 059.00

Also known by street and number as: **2038 Tinnin Road, Goodlettsville TN 37072**

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

Derivation Clause

The Instrument constituting the source of the Borrower's interest in the foregoing described property was a Deed, recorded with Instrument No. 201712040123219 in the Registry's Office of Davidson County, Tennessee.

WITNESS Grantor's hand this 19th day of November, 2020.

Seth T. Vaughn

STATE OF Tennessee
COUNTY OF Davidson

On this the 19th day of November, 2020, before me, the undersigned officer, personally appeared **Seth T. Vaughn**, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the use and purposes therein mentioned.

KEVIN MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission expires: 10-18-22

Affidavit of Value

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Seth T. Vaughn

State of Tennessee
County of Davidson

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

Notary Public

My Commission expires: 10-18-22

KEVIN MURPHY
NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Joannie Perez, 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

State of RI

County of Kent

Personally appeared before me, John C. Furtado, a notary public for this county and state, Joannie Perez 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: June 14, 2022
Notary' Seal (if on paper)

JOHN C. FURTADO
Notary Public, State of Rhode Island
My Commission Expires June 14, 2022