Karen Johnson Davidson County
Batch# 721814 DEEDQC
09/22/2021 11:30:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210922-0127406

This Instrument Prepared From Information Furnished by the Parties by:
Clay Bass Wood
Wood Land Service, LLC
6624 Upton Ln.
Nashville, TN 37209

SEND TAX BILLS TO:	NAME AND ADDRESS OF NEW OWNER
Roscoe Vaughan 211 Oriel Avenue Nashville, TN 37210	Roscoe Vaughan & Rhonda Berry 211 Oriel Avenue Nashville, TN 37210

STATE OF TENNESEE)
ss.:
COUNTY OF DAVIDSON)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration;

We, the undersigned, **Roscoe B. Vaughan and wife, Arlene Vaughan** (Grantors), hereby quitclaim unto **ROSCOE B. VAUGHAN AND RHONDA BERRY** (Grantees) and Grantee's successors and assigns all of Grantor's interest in a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 76, MAP OF OVERHILL CITY AND W.H. FOX SUBDIVISION OF BLOCKS NO. 14, 15, 16, 20, 21, 29 AND 30, CUMBERLAND NURSERIES SUBDIVISION, as shown on plat of record in Plat Book 332, Page 21, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Roscoe B. Vaughan and wife, Arlene Vaughan by Quitclaim Deed from Roscoe B. Vaughan dated March 27th 2012 and recorded March 27th 2012 of record in **Instrument No. 20120327-002603** in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements found in the Davidson County Register's Office, and rights for public utilities applicable to this property; and taxes for the current year, if unpaid, which would have been prorated and assumed by the Grantee(s) herein.

WE COVENANT with the said GRANTEES that we are lawfully seized and possessed of said tract or parcel of land, that we have the right to convey same, and that that the same is unencumbered. **This Quitclaim Deed was prepared with a title search supporting the sale and conveyance to said GRANTEES.**

IN WITNESS WHEREOF, I have hereunto set my signature, this 5th day of August, 2021.

BY:

ROSCOE B. VAUGHAN

ARLENE VAUGHAN

TO:

RHONDA BERRY

STATE OF TENNESSEE)
ss.:
COUNTY OF DAVIDSON)

Roscoe B. Vaughan and Arlene Vaughan personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named , the bargainers, Roscoe B. Vaughan, Arlene Vaughan and Rhonda Berry with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing (QUITCLAIM DEED) instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office in Tennessee this 5 day of August, 2021.

GREGORY FAIRBETTER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Notary Public

My commission expires: 11.8.21

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AFFIDAVIT

I hereby swear or affirm that the actual consideration given for this transfer is $10.00 dollars (ten dollars).

Roscoe B. Vaughan

Arlene Vaughan

Rhonda Berry

Sworn to and subscribed before me this 5 day of August, 2021.

Notary Public

My commission expires: 11.8.21

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

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Tennessee Certification of Electronic Document

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8.5.21 (date of document).

Connie Taylor
Affiant Signature

8.5.21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

