STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Karen Johnson Davidson County
Batch# 747505 DEEDQC
11/02/2021 09:00:32 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20211102-0146301

The actual consideration for this transfer is $ 0 .

Clara J Vaughan
AFFIANT

This instrument was prepared
Upon information furnished by the
Parties by:
Howard M. Skipworth #012469
Attorney at Law
6408 Clarksville Pike
P.O. Box 489
Joelton, Tennessee 37080
Telephone: (615) 876-2550
E-mail: hmskiplaw@comcast.net

Subscribed and sworn to before me
This 29th day of
October 2021

Howard M. Skipworth
NOTARY PUBLIC

HOWARD M. SKIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-2-2023

My commission expires:

ADDRESS NEW OWNER AS FOLLOWS:
Gary L. Vaughan, and
Wife, Clara J. Vaughan
7541 Bidwell Road
Joelton, TN 37080

SEND TAX BILLS TO:
Gary L. Vaughan., and
Wife, Clara J. Vaughan
7541 Bidwell Road
Joelton, TN 37080

MAP-PARCEL NUMBERS

PARCEL ID: 01400017600

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, Gary L. Vaughan, for and in consideration of the sum of one and no/100 dollars ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and does hereby remise, release and forever quitclaim unto my wife, Clara J. Vaughan, her heirs, successors and assigns, such of my right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, as will create a tenancy by the entirety in and to said parcel of land, which is described as follows:

See attached Exhibit "A" for description

Being the property described in Deed Book 6166, Page 985, Register's Office of Davidson County, Tennessee.

This is improved property known as: 7541 Bidwell Road, Joelton, Tennessee 37080.

This conveyance is made pursuant to the provisions of Section 66-1-109, Tenn. Code Ann., and for the express purpose of creating a tenancy by the entirety in and to the herein described property in the said Gary L. Vaughan, and wife, Clara J. Vaughan, so that the entire property, upon the death of either, will go to the other.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 29th day of October, 2021.

Gary L. Vaughan, Grantor, Grantee

Clara J. Vaughan, Grantee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gary L. Vaughan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Joelton, Tennessee, this 29th day of October, 2021.

NOTARY PUBLIC

My commission expires:

HOWARD M. SKIPWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

NOTE TO REGISTER:
Upon recording, please return the recorded instrument to
Howard Skipworth
Attorney at Law
P.O. Box 489
6408 Clarksville Pike
Joelton, TN 37080
Tel: 615-876-2550

EXHIBIT "A"

A tract or parcel of land in the 14th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin that is South 8° 25′ 13″ East 281.97 feet from Gary L. Homan's northeasterly corner of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee; thence South 81° 34′ 47″ West 100 feet to a point in Gary L. Homan's easterly line (the same being the westerly line of the property herein described); thence south 12° 21′ 00″ West 1,489.92 feet to a point (the southwesterly corner of the property herein described); thence South 86° 41′ 57″ West 200 feet to a point; thence North 24° 46′ 27″ East 1,156.03 feet to a point; thence north 51° 13′ 40″ East 294.87 feet to a point; thence North 8° 25′ 13″ West 250 feet to the point of beginning and containing 10.06 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION is an easement for utility and access purposes described as follows:

BEGINNING at an iron pin that is South 8° 25′ 13″ East 531.97 feet from Gary L. Homan's northeasterly corner of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee; thence South 51° 13′ 40″ East 294.87 feet to the northeasterly corner of the property herein conveyed; thence South 24° 46′ 27″ West 50 feet to a point; thence north 51° 13′ 40″ West to Gary L. Homan's easterly line; thence north 12° 21′ 00″ West 50 feet to a point; thence South 51° 13′ 40″ East 200 feet, more or less, to the beginning.

GARY L. VAUGHAN herewith agrees and binds himself, his heirs and assigns, to contribute his pro rata share of the expense necessary to install and maintain an access easement 50 feet wide and about 2,005 feet long for his and neighboring property owners use and benefit.