Karen Johnson Davidson County
Batch# 824579 DEEDQC
03/18/2022 09:00:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220318-0031531

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Motivated Solutions LLC** ("Grantors"), a Tennessee limited liability company, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Nicholas Vaughn and Samantha Vaughn,** Husband and wife, (Grantee), all of ots rights, title, and interests in the following described real property, to wit:

Land in Davidson County, State of Tennessee, being Unit 324 as established by the Master Deed or Declaration of Belle Arbor Townhomes ("Master Deed"), a horizontal property regime, of record in Instrument No. 20171116-0117974 as corrected in Scrivener's Affidavit as recorded in Instrument No. 20171122-0119839 and as amended by Instrument No. 20180105-0001817, Instrument No. 20190708-0066428 and Instrument No. 20191112-0116482, Register's Office for Davidson County, Tennessee; said Unit being depicted on the Site Plan attached as Exhibit D to the aforementioned Master Deed, to which reference is made for a more complete and accurate description of the property; together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements.

Being the same property conveyed to Motivated Solutions LLC by virtue of that certain Warranty Deed dated September 1, 2020, and being of record at Instrument No. 20200903-0100709 in the Register's Office of Davidson County, Tennessee.

Being all or part of the same property conveyed to Grantor herein by Warranty of record at Instrument Number **20200903-0100709** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 15th day of **February, 2022.**

Motivated Solutions, LLC

By Samantha Vaughn, Member

By Nicholas Vaughn, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Samantha Vaughn and Nicholas Vaughn,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Members of **Motivated Solutions, LLC**, the maker, and is authorized by the maker to execute this instrument on behalf of the maker by signing the name of **Motivated Solutions, LLC** by themselves as Members.

WITNESS my hand and official seal at office this 15th day of **February, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: My Commission Expires November 3, 2025

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Andrea L. Wheeler
AFFIANT

ANDREA L. WHEELER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN before me this the 15th day of **February, 2022.**

My Commission Expires November 3, 2025
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PROPERTY ADDRESS:	**2322 Countess Alley, Nashville, TN 37207**
TAX PARCEL NO.:	**050020A32400CO**
PROPERTY OWNER:	**Nicholas Vaughn and Samantha Vaughn**
OWNER'S ADDRESS:	**2322 COUNTESS ALLEY, NASHVILLE, TN 37207**
MAIL TAX BILLS TO:	**New owner** **2322 COUNTESS ALLEY, NASHVILLE, TN 37207**

Certificate of Authenticity

I, Holly A Mason, 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 2/15/22.

Holly A Mason
Affiant Signature

3/10/22
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 10 day of March, 2022.

Cari Allen
Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25