Karen Johnson Davidson County
Batch# 972266 DEEDQC
02/21/2023 08:06:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230221-0011869

This Instrument Prepared Without Title Search,
From Information Provided by the Parties, by:
DAVID KENNEDY, JR., ATTORNEY AT LAW
3052 Lebanon Pike, Nashville, TN 37214
PH: (615) 883-4998

ADDRESS NEW OWNER:
Michelle Vaughn Wright
527 Griffin Circle
Hermitage, TN 37076

SEND TAX BILLS:
Same

MORTGAGEE:
NONE

MAP & PARCEL:
064160E04400CO

QUITCLAIM DEED AND AFFIDAVIT OF HEIRSHIP

KNOW ALL PERSONS by these presents that the undersigned **Michelle Vaughn Wright (a.k.a. Michelle Wright)** as a Tenant in Common with a Right of Survivorship with **Mary Ann Vaughn** and **Danny Lynn Vaughn**, both now deceased. **Michelle Vaughn Wright** does hereby quitclaim and convey all her right title and interest unto **David Kennedy, Jr., Trustee**, his successors and/or assigns the following described property in Davidson County, Tennessee:

> Being Unit 44 in Building 12, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village attached as Exhibit A-1 to the Declaration of Covenants Conditions and Restrictions filed for record at Instrument No. 20061025-0132473 and amended in Instrument No. 200611106-0137656, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to **Mary Ann Vaughn**, **Danny Lynn Vaughn** and **Michelle Wright** as **Tenants in Common with Rights of Survivorship**, dated August 25, 2010, as recorded in the Register's Office for Davidson County, Tennessee Instrument No. 20100825-0067222.

I, **David Kennedy, Jr. Trustee**, for the express purpose of carrying out this conveyance, as set out, do hereby convey and forever quitclaim unto **Michelle Vaughn Wright** and her son, **Kenneth Ray Wright** as **Tenants in Common with Rights of Survivorship** the same property hereinabove described and set forth to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises as set forth above.

[This quitclaim is made for the express purpose of vesting said Grantor and her son **Kenneth Ray Wright,** with one hundred percent (100%) ownership interest in and to the herein-described property].

The undersigned Grantor is the only surviving heir at law as a **Tenant in Common with Rights of Survivorship** as **Mary Ann Vaughn** and **Danny Lynn Vaughn** are now deceased.

Upon the death of **Mary Ann Vaughn** and **Danny Lynn Vaughn**, title to the property herein described was vested in **Michelle Vaughn Wright (a.k.a. Michelle Wright)** by operation of law.

DATED this 15 day of February, 2023.

Michelle Vaughn Wright
MICHELLE VAUGHN WRIGHT, Grantor

DAVID KENNEDY, JR., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **MICHELLE VAUGHN WRIGHT** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and, further, who subscribed to such instrument and swore to the matters therein contained before me under oath.

Witness my hand at Nashville, Tennessee, this 15th day of February, 2023.

Notary Public

My Commission Expires: 01/06/2025

LINDA SCHREINER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **DAVID KENNEDY, JR**, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and, further, who subscribed to such instrument and swore to the matters therein contained before me under oath.

Witness my hand at Nashville, Tennessee, this 15th day of February, 2023.

Notary Public

My Commission Expires: 01/06/2025

LINDA SCHREINER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me on this the 15th day of February 2023.

Notary Public

My Commission Expires: 01/06/2025

LINDA SCHREINER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON