Karen Johnson Davidson County
Batch# 1044180 DEEDQC
08/30/2023 09:15:48 AM 2 pgs
Fees: $13.00 Taxes: $18.50
20230830-0067877

This Instrument Prepared by:
CBC TITLE & ESCROW
813 S. Broadway
Portland, TN 37148

"This instrument prepared without benefit of title search or title opinion at the request of the parties. All parties hereto expressly release, relieve, indemnify and hold harmless the preparer from any and all losses resulting from any matter of any nature that would have been disclosed by a property title search or title opinion. The preparer of this instrument has relied solely upon the legal description contained in Administrator's Deed of record in Instrument #20150930-0099529, Register's Office for Davidson County, Tennessee. By acceptance of this instrument, all parties acknowledge that they have not relied upon any warranties or covenants by the prepare as to the validity of this legal description and accept full responsibility for the recordation of this Instrument.

ADDRESS NEW OWNER:
ZARA ROE
1077 Gateview Dr. Apt G206
Portland TN 37148

SEND TAX BILLS:
SAME

Parcel ID: 400016800

QUITCLAIM DEED

THIS INDENTURE, made this 22 day of December, 2021, between **MELISSA K. VAUGHN,** party of the first part, and **ZARA ROE,** party of the second part,

WITNESSETH: That the said party of the first part, **MELISSA K. VAUGHN** for and in consideration of the sum of One Dollar ($1.00) cash in hand paid by the party of the second part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released, and QUITCLAIMED, and does hereby bargain, sell, remise, release and QUITCLAIM, her one-half (½) interest, unto, **ZARA ROE,** the party of the second part, with rights of her heirs and assigns, her one-half (1/2) interest in the following described property, to wit:

Land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, as described according to an unrecorded survey made by John D. Sprouse, Surveyor, dated May 21, 1990, as follows:

BEGINNING at an iron pin in the southwesterly margin of Huffman Road, said iron pin being the most northerly comer of this tract of land, said iron pin being S 51 deg. 15' 17" E, 200.00 feet from an iron pin marking the southeast comer of Barry F. Wooden, et. ux., appearing of record in Deed Book 7425, Page 41, in the R.O.D.C.T., being the northerly comer of Cecil Ray Wooden and continuing as follows: thence from the point of beginning leaving said margin of road with a new line S 27 deg. 52' 35" W, 523.81 feet to an iron pin being the most westerly comer of this tract of land; thence S 80 deg. 14' 59" E, 716.54 feet to an iron pin in said margin of road being the southeast comer of this tract of land; thence with the margin of said road N 17 deg. 37' 02" E, 58.27 feet; thence N 3 deg.36' 40" E, 62.80 feet; thence N 16 deg. 71' 26" W, 24.38 feet to an iron pin being the northeast comer of Steven C. Wooden, et. ux., appearing of record in Deed Book 6033, Page 651, in the R.O.D.C.T.; thence continuing with said margin of road N 17 deg. 52'07" W, 70.35 feet; thence N 45 deg. 05' 06" W, 81.63 feet; thence N 51 deg. 15' 17" W, 508.41 feet to the point of beginning, containing 5.275 acres, more or less, as surveyed by John D. Sprouse, License No. 957, dated May 21,1990.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Being the same property conveyed to Cecil Clay Wooden and Melissa K Vaughn by Administrator's Deed of record in Instrument #20150930-0099529, Register's Office for Davidson County, Tennessee.

PARTY OF THE FIRST PART, MELISSA K. VAUGN, WILL HAVE FIRST RIGHT OF REFUSAL TO PURCHASE SAID PROPERTY BACK IF PARTY OF THE SECOND PART, ZARA ROE, EVER DECIDES TO SELL SAID PROPERTY.

PARTY OF THE SECOND PART IS NOT TO SELL SAID PROPERTY TO ANYONE ELSE UNLESS PARTY OF THE FIRST PART REFUSED TO PURCHASE.

and all estate, right, title and interest of the party of the first part therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to Homestead and Dower therein.

Whenever in this instrument at a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the parties hereto have duly executed the foregoing on the day and year first above written.

Melissa Vaughn
MELISSA K. VAUGHN

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a notary Public for said County and State, **MELISSA K. VAUGHN,** named bargainor, with whom I am personally acquainted and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

JESSICA J HUNTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Witness my hand and seal at office on this the 22 day of December, 2021.

J Hunter
NOTARY PUBLIC

My Commission Expires: 6/7/2025

STATE OF TENNESSEE
COUNTY OF SUMNER

Be the actual consideration or value, whichever is greater, for this transfer is **$5,000.00.**

JESSICA J HUNTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

AFFIANT

Subscribed and sworn to before me this the 22 day of December, 2021.

J Hunter
NOTARY PUBLIC

My Commission Expires:
6/7/2025