ADDRESS OF NEW OWNER &
SEND TAX NOTICES TO:
Charles Lawson Vaughan, Jr.
4010 Gates Road
Goodlettsville, TN 37072

THIS INSTRUMENT PREPARED BY:
Freeman & Bracey, PLC
Attorneys at Law
885 Conference Drive, Ste. 500
Goodlettsville, TN 37072

Parcel ID: 03308001600

EXECUTOR'S DEED

THIS QUITCLAIM DEED made this the 9th day of November, 2023, between **CHARLES LAWSON VAUGHAN, JR. AS EXECUTOR OF THE ESTATE OF BETTIE ANN T. VAUGHAN** as Grantor (referred to herein as Grantor), and **CHARLES LAWSON VAUGHAN, JR. an unmarried man,** individually as Grantee, (referred to herein as Grantee).

WITNESSETH:

WHEREAS, Bettie Ann T. Vaughan, died on December 5, 2022, testate, a citizen and resident of Davidson County, Tennessee. Her Last Will and Testament was admitted to probate in the Estate of Bettie Ann T. Vaughan, Case # 23P24 in the Seventh Circuit Court of Davidson County, Tennessee with the above-named, Charles Lawson Vaughan, Jr. being appointed as Executor of the Estate; and

WHEREAS, Bettie Ann T. Vaughan died owning a tract of land located at **401 Gates Road, Goodlettsville, Tennessee 37072**; whereas said Will vested the real property owned by the Decedent, Bettie Ann T. Vaughan to Charles Lawson Vaughan, Jr. at time of her death and said property is more particularly described below; and

NOW, THEREFORE, in consideration of the foregoing, **CHARLES LAWSON VAUGHAN, JR.**, in his capacity as Executor of the Estate of Bettie Ann T. Vaughan, does hereby bargain, sell, and QUITCLAIM unto **CHARLES LAWSON VAUGHAN, JR., unmarried**, all of his right, title and interest in and to the below described property, being a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to wit:

Being Lot. No. 58 on the Plan of Gatewood, Section I, as of record in Book 3300, pages 47-52, inclusive, Register's Office for said County.

Karen Johnson Davidson County
Batch# 1075439 DEEDQC
11/27/2023 02:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20231127-0091483

BEGINNING at a point in the Westerly margin of Gates Road at the corner of Lots No. 58 and 59; thence with the line between said lots, westerly 190 feet to a point; thence northerly partly along a line of Lot No. 102, 99.7 feet to the southerly margin of Goldie Drive; thence with the margin of the same, easterly 164.62 feet to the beginning of a curve; thence around said curve, southeasterly 39.6 feet to the margin of Gates Road; thence with the margin of the same, southerly 76.5 feet to the point of beginning.

Being the same property conveyed to Charles Lawson Vaughan and wife, Bettie T. Vaughan by Warranty Deed from Fieldcrest, Inc. dated May 31, 1963 of record in Book 3571, page 500, said Register's Office. The said Charles Lawson Vaughan having since died leaving Bettie T. Vaughan surviving tenant by entirety.

IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal the day and year first above written.

ESTATE OF BETTIE ANN T. VAUGHAN

By: Charles S Vaughan Jr

CHARLES LAWSON VAUGHAN, JR., EXECUTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **CHARLES LAWSON VAUGHAN, JR.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Executor of the Estate of Bettie Ann T. Vaughan** the within named bargainor, an Estate, and that he, as such Executor, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself as such Executor.

Witness my hand and official seal at office this the 9th day of November, 2023.

My commission expires: 4/26/25

NOTARY PUBLIC

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

This instrument is exempt from Tennessee Recording Tax pursuant to T.C.A. §67-4-409 (a)(3)(D), as a deed executed by an executor to implement a testamentary devise.

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 11/09/2023 [DATE].

AFFIANT SIGNATURE

11/09/2023
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 9th day of November, 2023.

Notary Signature
My Commission Expires: 4/26/25
[SEAL]

