Karen Johnson
Batch # 1109464
03/11/2024 09:22:41 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240311-0016566

This instrument was prepared by:
Jelks Law, PLLC
P.O. Box 8514
Chattanooga, TN 37414

GRANTEE NAME & ADDRESS:	MAIL TAX NOTICES TO:	MAP PARCEL NO:
Mary L. Vaughn, Trustee 3219 Spears Road Nashville, TN 37207	Mary L. Vaughn, Trustee 3219 Spears Road Nashville, TN 37207	050 14 0 112.00

QUITCLAIM DEED

Grantor, Mary L. Vaughn, a single woman, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, release and quitclaim to Grantee, Mary L. Vaughn, Trustee, or her successors in interest, of the Mary L. Vaughn Revocable Trust dated February 23, 2024, and any amendments thereto, all of their rights, title, and interest in the following property commonly known as 3219 Spears Road, Nashville, TN 37207 with the following legal description:

Land in Davidson County, Tennessee, being Lot No. 390 on the Plan of Parkwood Estates, Section 2, as of record in Book 3300, page 5, Register's Office for said County.

Said Lot No. 390 fronts 75.0 feet on the northerly side of Spears Road and extends back between parallel lines, 150.0 feet to a dead line on which it measures 75.0 feet.

Being the same property conveyed to Grantor from Calvin S. Duke and wife, Edith H. Duke by deed of record in Book 5306, Page 848, Register's Office for said County, included in the above description but excluded therefrom is property sold to Metropolitan Government of Nashville and Davidson County, Tennessee, as of record in Book 4789, page 644, said Register's Office.

This conveyance is subject to an anchor easement, 30-foot minimum building setback line from Spears Road and conditions of owner's certificate, of record in Book 3300, page 5, said Register's Office, restrictive covenants of record in Book

3249, page 345, as amended in Book 3309, page 615, and amended of record in Book 3616, page 269, said Register's Office.

Prior title may be found in Book 5306, Page 848, in the Register's Office of Davidson County, Tennessee.

Grantor and Grantees acknowledge that this Deed was prepared by information furnished by them. No title examination has been made and preparer shall have no liability for the status of title to the property or for the accuracy of such information.

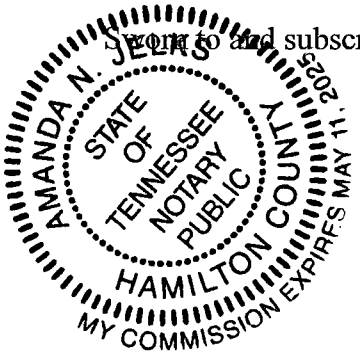
[SIGNATURES ON THE FOLLOWING PAGE]

Mary L. Vaughn, Grantor

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Personally, appeared before me, Mary L. Vaughn, who being duly sworn by me, deposed and said that all the facts stated in the foregoing statements are true to the best of their knowledge, information, and belief.

Sworn to and subscribed before me this 23rd day of February 2024.



Notary Public

OATH OF VALUE

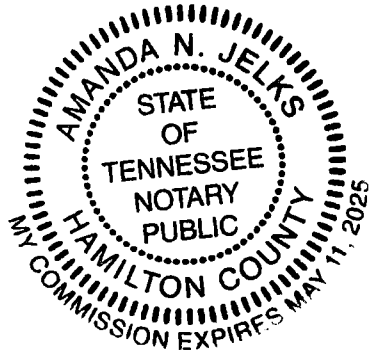
We hereby swear and/or affirm that the actual consideration for this transfer is $0.00.

Mary L. Vaughn, Trustee

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Personally, appeared before me, Mary L. Vaughn, who being duly sworn by me, deposed and said that all the facts stated in the foregoing statements are true to the best of their knowledge, information, and belief.

Sworn to and subscribed before me this 23rd day of February, 2024.



Notary Public