Name and Address of New Owner:
Arlene Vaughan
1601 Riverside Dr.
Old Hickory, TN 37138

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow
1404 17th Ave S
Nashville TN 37212
Map & Parcel No: 053 04 0 006.00

Karen Johnson Davidson County
Batch# 1123697 DEEDQC
04/16/2024 02:39:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240416-0027183

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **ARLENE VAUGHAN and husband, ROSCOE VAUGHAN** "the Grantor," convey and quitclaim unto **ARLENE VAUGHAN,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, TN, being Lot No. 7 on the Revised Plan of Section F, Village of Old Hickory, as of record in Book 1424, Page 131, Register's Office for said County, described as follows:

BEGINNING on the Easterly margin of Riverside Road at the comer of Lots Nos. 6A and 7; thence with the line between said two lots Eastwardly 141 feet; thence South O deg. 24 min. East 164.9 feet; thence South 8 deg. 28 min. East 119.6 feet to the comer of Lots Nos. 7 and 9; thence with the line between said two lots Westwardly 161.2 feet to the Easterly margin of Riverside Road; thence with said Road Northwardly 280. 7 feet to the beginning.

Being the same property conveyed to ARLENE VAUGHAN and husband ROSCOE VAUGHAN by Warranty Deed from LARRY K. MONROE, Executor and sole heir of the ESTATE OF WILLETTA K. MONROE, Davidson County Probate Court, Docket No. 13P280, dated July 12, 2014, of record in Instrument No. 20140716-0062807, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1601 Riverside Road, Old Hickory, TN 37138

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 15 day of April, 2024.

_____(SEAL)
Arlene Vaughan

_____(SEAL)
Roscoe Vaughan

STATE OF TENNESSEE
COUNTY OF Davidson

On this _15th_ day of April, 2024, before me personally appeared **Arlene Vaughan and Roscoe Vaughan**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this _15th_ day of April, 2024.

Clay Wood
Notary Signature
My commission expires: 03-01-2028

CLAY BASS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15th day of April, 2024.

Clay Wood
Notary Signature
My commission expires: 03-01-2028

CLAY BASS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 4.15.24 (date of document).

Affiant Signature

4.15.24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of April, 2024

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

