Name and Address of New Owner:
Mi Casa Su Casa, LLC
8711 Camelia Ln.
Austin, TX 78759-7508

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 1174751 DEEDQC
08/27/2024 10:19:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240827-0065789

This Instrument Prepared By:
Venture Law, PLLC
1104 Fatherland Street
Nashville, TN 37206

Map & Parcel No: 044-15-0G-006.00-CO

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, **Jennifer Vaughn and Ronnie D. Vaughn, wife and husband,** "the Grantors," convey and quitclaim unto **Mi Casa Su Casa, LLC, a Tennessee limited liability company,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

> Land situated in Davidson County, Tennessee, being Units F, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1006 Ninth Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20200107-0001926, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property
>
> Being the same property conveyed to Jennifer Vaughn and Ronnie D. Vaughn, wife and husband, by Warranty Deed from Colby Anne Dyer and Hayden Lee Dyer, wife and husband, dated 08/15/2024, recorded 08/20/2024, and recorded at Instrument No. 20240820-0063978, Register's Office for Davidson County, Tennessee.

Grantors 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).

GRANTORS, 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, Grantors have executed this Quitclaim Deed on the 26 day of August, 2024.

_____(SEAL)
Jennifer Vaughn

_____(SEAL)
Ronnie D. Vaughn

STATE OF TEXAS
COUNTY OF TRAVIS

On this 26 day of August, 2024, before me personally appeared Jennifer Vaughn and Ronnie D. Vaughn, 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 26 day of August, 2024.

Brad Grubb
Notary Signature
My commission expires: 03/01/2028

BRAD GRUBB
Notary ID #128901893
My Commission Expires
March 1, 2028

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~~ Williamson

Sworn to and subscribed before me this 27 day of August, 2024.

_____
Notary Signature
My commission expires:

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

Return to:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Hayes, 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 8/26/2024.

Date

Affiant Signature

8/27/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27th day of August, 2024.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)