Karen Johnson Davidson County
Batch# 1206755 DEEDQC
11/19/2024 03:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241119-0089893

THIS INSTRUMENT PREPARED BY:

Jeffrey Mobley, atty.
Mobley & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4447

CHARLES NELSON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-02-26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Mary Lynn Vaughn
Affiant

Subscribed and sworn to before me, this 6th day of November, 2024.

Notary Public

My Commission Expires: 11/2/26

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Mary Lynn Vaughn, Trustee 5001 Idaho Avenue Nashville, Tennessee 37209	SAME	103 03 0 113.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that 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 sufficiency of which are hereby acknowledged, **Mary Lynn Vaughn**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Mary Lynn Vaughn, Trustee of the Mary Lynn Vaughn Living Trust, established by the Revocable Trust Agreement of Mary Lynn Vaughn dated November 6, 2024**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 6th day of November, 2024.

Mary Lynn Vaughn

Mary Lynn Vaughn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Lynn Vaughn, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 6th day of November, 2024.

My Commission Expires:

CHARLES NELSON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1/12/2

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being part of Block No. 25 on Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County.

Said part of Block No. 25 fronts 60 feet on the southerly side of Idaho, formerly 5th Avenue, and runs back between parallel lines, with the westerly margin of 50th Avenue North, formerly 9th Street, 150 feet to an alley.

Being the same property conveyed to Mary Lynn Vaughn by deed from Ida Martin Overton, unmarried, of record in Book 7585, page 762, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth in the above referenced plan of record.

This is improved property known as 5001 Idaho Avenue, Nashville, Tennessee 37209.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 11/6/24.

11/18/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18th day of November, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

