Karen Johnson Davidson County
Batch# 1249169 DEEDQC
03/21/2025 01:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250321-0021385

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
21 Platform Way South, Suite 3500
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel Number
Timothy Felts Vaughn and Ellen Fillebrown Vaughn, Co-Trustees Vaughn Community Property Trust 3926 Skyline Drive Nashville, TN 37215	Same	117-13-0-027.00 Davidson County

For good and valuable consideration, the receipt of which is hereby acknowledged, we, TIMOTHY FELTS VAUGHN and ELLEN FILLEBROWN VAUGHN, husband and wife, (collectively, the "Grantor"), hereby quitclaim and convey to TIMOTHY FELTS VAUGHN and ELLEN FILLEBROWN VAUGHN, as Co-Trustees of the VAUGHN COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in that certain real property in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Vailwood Heights as of record in Plat book 1835, page 32, amended in Book 2142, page 143, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Timothy Felts Vaughn and Ellen Fillebrown Vaughn, by Quitclaim Deed from Ellen F. Vaughn, dated March 19, 2025, of record in Instrument No. 20250321-0020948, and recorded on March 21, 2025, Register's Office for Davidson County, Tennessee.

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

The above description is the same as in the prior deed.

This is improved property known as 3926 Skyline Drive, Nashville, TN 37215

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 21 day of March, 2025.

TIMOTHY FELTS VAUGHN

ELLEN FILLEBROWN VAUGHN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, TIMOTHY FELTS VAUGHN and ELLEN FILLEBROWN VAUGHN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 21 day of March, 2025.

SHARON S. MEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Jan. 24, 2028

Notary Public
My Commission Expires: 01/24/2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 21 day of March, 2025.

SHARON S. MEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Jan. 24, 2028

Notary Public
My Commission Expires: 01/24/2028

46774284.1

Tennessee Certification of Electronic Document

I, Emerald Videnoir, 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 March 21, 2025 (date of document).

Emerald Videnoir
Affiant Signature

March 21, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21st day of March, 2025.

Lucretia Albert
Notary's Signature

MY COMMISSION EXPIRES: 9-7-2026

NOTARY'S SEAL

