Karen Johnson Davidson County
Batch# 1283909 DEEDQC
06/10/2025 03:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250610-0045697

PREPARED BY:

Eric Scott, Esq.
HAZARD LAW, PLLC
103 POWELL COURT, STE. 110 | BRENTWOOD, TN 37027
615.208.4532 |
WWW.HAZARD.LAW

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Charles T. Vaughn
AFFIANT

Subscribed and sworn to before me on this day, June 10, 2025.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-19-2027

New Owner Address:
Charles Vaughn Trust
1511 Stratton Avenue
Nashville, TN 37206

Send Tax Bills To:
Same

Map-Parcel Number:
083 06 0 309.00

QUITCLAIM DEED

Charles T. Vaughn ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Charles Vaughn Trust**, dated June 10, 2025 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **June 10, 2025**.

Charles T. Vaughn

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Charles T. Vaughn**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, June 10, 2025.

Notary Public

My Commission Expires: _____



EXHIBIT A

Being Lot No. 6 and the westerly 7 feet of Lot No. 5 on the Plan of Olivia W. Sharpe's Second Addition to Nashville, as of record in Book No.421, page 176 of the Register's Office for Davidson County, Tenn.

Said Lot No. 6 and part of Lot No. 5 front together 57 feet on the northerly side of Stratton Avenue and run back between parallel lines 147.8 feet on the west line and 146 feet, more or less, on the east line to an alley.

Being the same property conveyed to Charles T. Vaughn from the heirs of Claytie Rose Vaughn, namely Charles Thomas Vaughn, William Joseph Vaughn, Daniel Richard Vaughn, Paul Viston Vaughn, John Anthony Vaughn, Douglas Ray Vaughn, David Roy Vaughn and Laura Lee (Vaughn) Nadell, by deed of record in Instrument No. 20130118-0006329, as corrected in Scrivener's Affidavit of record in Instrument 20130222-0017841, in the Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 1511 Stratton Avenue, Nashville, TN 37206.

CERTIFICATE OF AUTHENTICITY

I, Sophie L. Buntin, Esq., do hereby make oath that I am a licensed attorney and 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 June 10, 2025.

Sophie L Buntin
Affiant Signature

6-10-25
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, June 10, 2025.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027