Karen Johnson Davidson County
Batch# 1283909 DEEDQC
06/10/2025 03:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250610-0045698

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 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 0 308.00

QUITCLAIM DEED

Charles Thomas 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 Thomas 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 Thomas 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 personexecuted 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: _____

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

EXHIBIT A

Being the easterly 60 feet of Lot No. 5 on the map of Olivia W. Sharpe's Second Addition to Nashville, Tenn: as of record in Book No. 421, page 176, R.O.D.C. Tenn.

Said part of Lot No. 5 fronts 60 feet on the northerly side of Stratton Avenue and runs back 144 feet on the easterly line with the westerly margin of North Sixteenth Street and 145 feet more or less on the westerly line to an alley in the rear and measures 60.4 feet thereon.

Being the same property conveyed to Charles Thomas Vaughn from Mrs. Claytie Gray Vaughn by deed of record in Book 10305, Page 803, 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 1513 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 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