Karen Johnson Davidson County
Batch# 1291435 DEEDQC
06/27/2025 02:32:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20250627-0050950

Recordation Requested By/Return to:
DOMA TITLE
700 HIGHLANDER BLVD., SUITE 450
ARLINGTON, TX 76015
File No. FT-385646

This Instrument Prepared By:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

QUITCLAIM DEED

Exempt Pursuant to T.C.A. Code 67-4-409(____)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
CHARLES E VAUGHN	CHARLES E VAUGHN	14813004900
3938 CREEKSIDE DRIVE NASHVILLE, TN 37211	3938 CREEKSIDE DRIVE NASHVILLE, TN 37211	

Executed this 17 day of June 2025.

KNOW ALL MEN BY THESE PRESENTS, THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), IN HAND PAID TO **CHARLES E. VAUGHN ET UX JANETTA VAUGHN,** HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY REMISE, RELEASE AND FOREVER QUITCLAIM TO **CHARLES E VAUGHN, UNMARRIED** HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL MY/THEIR RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

A PARCEL OF LAND LOCATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND KNOWN AS:

BEING LOT NUMBER 164 IN PLAN OF LOCUSTWOOD, SECTION 5 AS SHOWN IN THE RECORDED PLAT/MAP THEREOF IN PLAT BOOK 2663 PAGE 43 OF DAVIDSON COUNTY RECORDS.

Being the same premises conveyed to Charles E. Vaughn and wife Janetta Vaughn from Ira Downs Jr. and wife Ellen P. Downs by Deed dated 7/14/1978, and recorded on 7/28/1978, in Book 5313 and Page 289 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

Property known as, 3938 CREEKSIDE DRIVE, NASHVILLE, TN 37211
This instrument was prepared without the benefit of a title examination.

This deed is pursuant to Divorce Case No. _____.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17 day of June, 20 25.

Charles Vaughn
CHARLES E. VAUGHN

STATE OF Tennessee

COUNTY OF Davidson

Before me, Marvin G. Marcellus of the state and county mentioned, personally appeared **CHARLES E. VAUGHN**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.
(seal)



Notary Public
Printed Name: Marvin G. Marcellus
My Commission Expires: 05/08/2029

OATH OF VALUE CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Charles E Vaughn
Affiant

Subscribed and sworn to before me this the 17 day of June 2025, ~~20~~ A.D.

Notary Public
My commission expires: 05/08/2029

(seal)



Witness my hand this 17th day of June, 2025.

JANETTA VAUGHN

STATE OF TN

COUNTY OF Davidson

Before me, Unity Anderson of the state and county mentioned, personally appeared **JANETTA VAUGHN**, to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.
(seal)

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
Printed Name: Unity Anderson
My Commission Expires:

My Commission Expires
May 8, 2029

OATH OF VALUE CONSIDERATION

STATE OF
COUNTY OF

I, OR WE, HEREBY SWEAR AND AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10.00.

Janetta Vaughn
Affiant

Subscribed and sworn to before me this the 17th day of June, 2025

Unity Anderson
Notary Public
My commission expires:

My Commission Expires
May 8, 2029

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
(Seal)
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Litisha Evans, 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 6/17/2025 (date of document).

Litisha Evans, Affiant

6/27/2025
Date

State of TEXAS

County of TARRANT

Sworn to and subscribed before me this 27 day of June, 2025.

Melinda R Spink
My Commission Expires
2/28/2027
Notary ID129889968

Notary's Signature

MY COMMISSION EXPIRES: 2/28/2027

NOTARY'S SEAL