This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1319135 DEEDQC
09/08/2025 09:32:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20250908-0071345

State of TN }
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Kimberly Beard
Affiant Signature

Subscribed and sworn to before me on this the 25 day of AUGUST, 2025.

Notary Public

My Commission expires 1/25/26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

NAME AND ADDRESS OF PROPERTY OWNER:
Deborah Jean Caughorn, Katelyn Alyse Patel & Sarah Morgan Caughorn
322 Paragon Mills Road,
Nashville, TN 37211

SEND TAX BILLS TO:
Deborah Jean Caughorn, Katelyn Alyse Patel & Sarah Morgan Caughorn
322 Paragon Mills Road,
Nashville, TN 37211

MAP AND PARCEL NUMBER: 13312005200

QUITCLAIM DEED
25NT00997

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Deborah Jean Caughorn, widow, as surviving tenant by the entirety

By these presents do remise, release and **QUITCLAIM** unto

Deborah Jean Caughorn, Katelyn Alyse Patel & Sarah Morgan Caughorn, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **MAURY COUNTY,** Tennessee, described as follows, to wit:
Land in Davidson County, Tennessee, being Lot No. 114 on the Plan of Windsor Park of record in Book 3600, page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 114 fronts 73 feet on the northeasterly margin of Paragon Mills Road and extends back 244.93 feet on the northwesterly line and 209.19 feet on the southeasterly line to a dead line in the rear, measuring 65.94 feet thereon.

Being the same property conveyed to Percy Wilkins, Jr. from James L. Caughorn and wife, Deborah Jean Caughorn, further conveyed to James L. Caughorn and wife, Deborah Jean Caughorn, as tenants by the entirety, from Percy Wilkins, Jr. by Quitclaim Deed dated 09/19/1974 and recorded 10/21/1974 in Book 4862, page 513, Register's Office of said County. James L. Caughorn died 06/14/2023, leaving Deborah Jean Caughorn as surviving tenant by the entirety.

Being the same property conveyed to James L. Caughorn, unmarried from Brentwood Center Realty Co., Inc., by Warranty Deed dated 03/15/1972 and recorded 03/16/1972 in Book 4584, page 340, Register's Office of said County.

This is an improved property commonly known as: 322 Paragon Mills Rd, Nashville, TN 37211-3544

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 our hands this _____ day of _____, _____.

Deborah J. Caughorn

Deborah Jean Caughorn

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Deborah Jean Caughorn,** the within named bargainer, 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 official seal at office, this 7 day of August, 2025

Notary Public

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2029

My Commission expires: 3/6/2029

Katelyn Alyse Patel DIGITALLY SIGNED 08/25/2025 08:26 AM CDT

Katelyn Alyse Patel

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Katelyn Alyse Patel,** the within named bargainer, 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 official seal at office, this _____ day of _____, _____.

Edward P. Hunsberger Sr. DIGITALLY SIGNED 08/25/2025 08:45 AM CDT

Notary Public

EDWARD P. HUNSBERGER SR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Online Notary Public
My Comm. Expires
January 25, 2026
Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

My Commission expires: _____/_____/ _____.

Sarah Morgan Caughorn DIGITALLY SIGNED 08/07/2025 05:03 PM CDT

Sarah Morgan Caughorn

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Sarah Morgan Caughorn,** the within named bargainer, 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 official seal at office, this _____ day of _____, _____.

Edward P. Hunsberger Sr. DIGITALLY SIGNED 08/07/2025 05:05 PM CDT

Notary Public

EDWARD P. HUNSBERGER SR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD
Online Notary Public
My Comm. Expires
January 25, 2026

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

My Commission expires: _____/_____/ _____.

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 8/25/25 (date of document).

Affiant Signature

9/8/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8TH of SEPT, 25.

(SEAL)

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Notary's Signature
My Commission Expires: 1/25/26