THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1322956 DEEDQC
09/16/2025 03:18:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250916-0073987

**This conveyance is exempt from conveyance tax**
**Pursuant to Tenn. Code Ann. § 67-4-409 *et seq.***

# QUITCLAIM DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Evan Michael Vaughn and<br>Jessica Ann Vaughn, Trustees<br>212 Montchanin Drive<br>Old Hickory, TN 37138 | Owners | 064-02-0-035.00 |

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Evan M. Vaughn and Jessica A. Vaughn, husband and wife**, hereinafter called the Grantors, do hereby Quitclaim unto **Evan Michael Vaughn and Jessica Ann Vaughn, as Co-Trustees of the Vaughn Family Trust dated September 3, 2025**, hereinafter called the Grantees, their successors and assigns, all of their right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot 193, as shown on the map entitled Brandywine Farms, Section Ten**, of record in Plat Book 4300, page 177, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to **Evan M. Vaughn and Jessica A. Vaughn, husband and wife,** by Warranty Deed from Giovanni Delacqua and Kristin Delacqua, husband and wife, filed

on 09/16/2025, at Instrument No. 202509160073985, Davidson County Register of Deeds.

This is property commonly known as 212 Montchanin Drive, Old Hickory, TN 37138.*

*Note: An address is not a legal description of real property.

**Witness our hands, this 16th day of September, 2025:**

**Evan M. Vaughn**

**Jessica A. Vaughn**

**STATE OF TENNESSEE**

**COUNTY OF Williamson**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Evan M. Vaughn and Jessica A. Vaughn** , the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16 day of **September, 2025**.

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

My Commission Expires: _____

**Certificate of Authenticity**

**for Electronically Filed Document**

I, W. Aaron Fortner, 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 9/16/2025 (date of document).

Date: 9/16/2025

Affiant Signature

State of Tennessee )

)

County of Williamson )

Sworn to and subscribed before me this 16th day of September, 2025.

Notary's Signature

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

MY COMMISSION EXPIRES: _____