Karen Johnson Davidson County
Batch# 1330374 DEEDQC
10/06/2025 08:16:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251006-0079272

QUITCLAIM DEED

THIS INSTRUMENT, made this 16th day of July 2025, between

GREG GAUGHAN and HOLLY GAUGHAN, husband and wife, hereinafter referred to as **GRANTOR(S)**;

and GREGORY MICHAEL GAUGHAN and HOLLY LOUISE GAUGHAN as Trustees of THE GAUGHAN FAMILY TRUST dated July 16, 2025, or their successors in Trust, hereinafter referred to as

GRANTEE(S).

WITNESSETH:

THAT for nominal consideration **GRANTOR(s)** do/does hereby quitclaim unto the **GRANTEE(S)** all right, title, and interest in and to the following described real estate, to-wit:

SEE ATTACHED SCHEDULE "A"

Together with all the appurtenances and hereditaments therunto belonging or in any wise appertaining unto the said Grantee(s), their heirs, successors and assigns forever.

Subject to all taxes, assessments, patent reservations and exceptions, and all easements, rights of way, covenants, conditions, restrictions, liens and encumbrances of record.

DATED this 16th day of July 2025.

GREG GAUGHAN

HOLLY GAUGHAN

STATE OF ARIZONA)
) ss.
County of Maricopa)

On this 16th day of July 2025, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared GREGORY MICHAEL GAUGHAN and HOLLY LOUISE GAUGHAN to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Notary Public My Commission Expires:

JOHN H CLINE
Notary Public - Arizona
Maricopa County
Commission # 628327
My Comm. Expires Jun 17, 2026

SCHEDULE "A"

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Resubdivision of Royal Oaks, Section "B" of record in Plat Book 1424, Page 89, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 5 fronts 200 feet on the West side of Royal Oaks Drive and extends back between parallel lines, 215 feet to a deadline.

THIS INSTRUMENT WAS PREPARED BY:
COPPER CANYON LAW, LLC. 1 WEST MAIN STREET, MESA, AZ 85201

The following legal description is:
_ x _ taken from the prior deed
____ based upon a new survey;
____ provided by the parties:
____ (Other)_____
(TCA 66-24-121)

ADDRESS OF GRANTEE (send tax bills to):
GREGORY MICHAEL GAUGHAN
HOLLY LOUISE GAUGHAN
429 Royal Oaks Drive
Nashville, TN 37205

Tax I.D. (Parcel No.)
116 15 0 036.00

THIS DEED HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY OR ON BEHALF OF THE PARTIES. THE PREPARER DOES NOT WARRANT OR CERTIFY TITLE, ACCURACY OF DESCRIPTION, NOR COMPLIANCE WITH PLANNING AND ZONING LAWS. BEFORE SIGNING THIS DEED, CONSULT WITH YOUR TAX ADVISOR REGARDING POSSIBLE STATE AND FEDERAL TAX CONSEQUENCES.

I, or we, hereby swear or affirm that there is no actual consideration for this transfer, and this conveyance is exempt from transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F)

John H. Cline, Attorney
Affiant (name and title..can be an attorney)

Subscribed and sworn to before me this 16th day of July, 2025.

Notary Public

JENNIFER PERKINS
Notary Public, State of Arizona
Maricopa County
Commission # 615819
My Commission Expires
September 22, 2025

Certificate of Authenticity

I, JOHN H. CLINE, 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 JULY 16, 2025 (date).

Affiant Signature

JULY 16, 2025
Date

STATE OF ARIZONA)
) ss.
County of MARICOPA)

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

Notary Public My Commission Expires: 9/22/2025

JENNIFER PERKINS
Notary Public, State of Arizona
Maricopa County
Commission # 615819
My Commission Expires
September 22, 2025