Karen Johnson
Batch # 1337109
10/22/2025 09 51 50 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20251022-0084047

THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 This Deed was prepared based on information provided by the parties and no independent title examination was prepared.	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $10.00 J. Anthony Vaughn J. ANTHONY VAUGHN, AFFIANT Subscribed and sworn to before me, this 8 day of October 2025. Hannah Benson NOTARY PUBLIC My Commission Expires: Nov 8, 2028

HANNAH BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES NOV 8, 2028

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
JOHN A. VAUGHN and PAMELA JANE VAUGHN, CO-TRUSTEES 500 Pointer Place Brentwood, TN 37027	New Owner	Map and Parcel No.: 04309025900

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, J. Anthony Vaughn, ("Grantor") do hereby quitclaim, transfer and convey unto John A. Vaughn and Pamela Jane Vaughn, Co-Trustees of the Vaughn Joint Revocable Trust, created February 7, 2025, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 105 Duling Avenue, Madison, Tennessee 37115, and more particularly described as follows:

Being Lot No. 16 on the Plan of Woodlawn Estates, Block "B" of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to J. Anthony Vaughn, from Franklin D. Conley and Judy Conley, husband and wife, by Warranty Deed, recorded in the Register's Office of said county and state at Instrument No. 20140619-0053477.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 8 day of October 2025.

J. Anthony Vaughn, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **J. Anthony Vaughn**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8 day of October 2025.

Notary Public

My Commission Expires: NOV 8, 2028

