Karen Johnson
Batch # 1358112
12/15/2025 11:42:55 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20251215-0099517

Record and Return Mail To:
This Instrument Prepared By:
S. Brad Dozier, Attorney-at-Law
PO Box 2787
Brentwood, TN 37024
(615) 259-2670

Prepared from information supplied by the parties.
No title search.
No consideration.

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
MARY JANE VAUGHN, Trustee	Same	034 – 07 – 0A – 129.00
MARY JANE VAUGHN LIVING TRUST dtd 12/8/2025		
161 HARBOR VILLAGE DR		
MADISON, TN 37115		

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **MARY JANE VAUGHN, unmarried ("Grantor")** this day quitclaims, conveys and transfers unto **MARY JANE VAUGHN, as Trustee of the MARY JANE VAUGHN LIVING TRUST dtd 12/8/2025 ("Grantee")**, all of the Grantor's interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being Lot No. 108 on the Plan of Harbor Village, Phase IV, of Townhomes property line exhibit, Revision I, a horizontal property regime with private elements, Harbor Village Drive, as of record in Instrument No. 20030723-0102986, which revises and amends in Instrument No. 20030611-008.0 857, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jimmy Nguyen and wife, Loung Tran by Deed dated July I 6, 2004 and recorded in Instrument No. 20040723-0088666, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Mary Jane Vaughn, unmarried, from Jimmy Nguyen and wife, Loung Tran, by Warranty Deed recorded 12/6/2010, of record as Instrument No. 20101206-0096945, in the Register's Office for Davidson County, Tennessee.

This is improved property known as ***161 HARBOR VILLAGE DR MADISON, TN 37115***

This conveyance is subject to all previously applicable easements, restrictions, and other matters of record.

This legal description is the same as in the previous deed of record. Grantor and Grantees acknowledge that this deed was prepared from the information provided by them and no title search was performed by the preparer.

IN WITNESS WHEREOF, the Grantor hereby affixes their signature on this the **8th** day of **DECEMBER**, **2025**.

MARY JANE VAUGHN, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named MARY JANE VAUGHN, with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this **8th** day of **DECEMBER**, **2025**

Notary Public

My Commission Expires: 8/15/2026

Pepper Black
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

MARY JANE VAUGHN, Trustee/Grantee/Affiant

Sworn to and subscribed to before me, this the **8th** day of **DECEMBER**, **2025**

Notary Public

My Commission Expires: 8/15/2026

Pepper Black
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford