Prepared by:
Anita Renee Vaughn
156 Bonnafield Drive
Hermitage, TN 37076

Karen Johnson
Batch # 1364266
12/31/2025 03:36:04 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
4 pgs
20251231-0104677

Quitclaim Deed

Send tax bill: Anita R. Vaughn
to: 156 Bonnafield Drive
Hermitage, TN 37076

RECORDING REQUESTED BY Anita R. Vaughn
AND WHEN RECORDED MAIL TO:
Anita R. Pillow
Anita R. Vaughn
, Grantee(s)

Consideration: $_____
Property Transfer Tax: $_____
Assessor's Parcel No.: 168 Map 74 Grp 8
PREPARED BY: _____ certifies herein that he or she has prepared this Deed.

Anita R. Vaughn
Signature of Preparer

12/31/25
Date of Preparation

Anita R. Vaughn
Printed Name of Preparer

Source of Title: 20030708-0093413

THIS QUITCLAIM DEED, executed on Dec. 31/25 in the County of Davidson, State of Tennessee by Grantor(s), Anita R. Pillow, whose post office address is 156 Bonnafield Drive, Hermitage, TN 37076 to Grantee(s), Anita R. Vaughn, whose post office address is 156 Bonnafield Drive, Hermitage, TN 37076,

WITNESSETH, that the said Grantor(s), _____, for good consideration and for the sum of ($0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Anita R. Pillow
Signature of Grantor

Signature of Second Grantor (if applicable)

Anita R. Pillow
Print Name of Grantor

Print Name of Second Grantor (if applicable)

Signature of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Jerry Vaughn
Print Name of First Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Anita R. Vaughn
Signature of Grantee

Signature of Second Grantee (if applicable)

Anita R. Vaughn
Print Name of Grantee

Print Name of Second Grantee (if applicable)

Signature of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Jerry Vaughn
Print Name of First Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On Dec 31, 2025, before me, Shannon Morgan, a notary public in and for said state, personally appeared Anita Vaughn

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Shannon Morgan

Signature of Notary

Affiant Known _____ Produced ID _____

Type of ID TN DL 054985461

(Seal)

SHANNON MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 09-16-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is

$ -0-

Anita L Vaughn, **Affiant**

Subscribed and sworn before me this the

31 **Day of** December, **20** 25.

J. Rivera, **Deputy Register**

Exhibit A

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Anita D. Pillow
156 Bonnafield Dr.
Hermitage, Tennessee 3737076

Davidson County DEEDWARR
Recvd: 07/08/03 09:17 2pgs
Fees:13.00 Taxes:418.10
20030708-0093413

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Washington Mutual Bank, FA
4301 Hillsboro Pike, Suite 328
Nashville, TN 37215

MAP	**74**
GROUP	**8**
PARCEL	**168**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mary D. Weaver, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Anita D. Pillow, unmarried** hereinafter called the "GRANTEES", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 901 on the Plan of Section Eight, Hermitage Hills,, of record in Plat Book 3600, page 24, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Mary D. Weaver by deed from Timothy D. Weaver of record in Instrument no. 20010815-0088101, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2003 and subsequent years.

This is improved property known as 156 Bonnafield Dr., Hermitage, Tennessee 3737076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEES", its successors and assigns, forever, and, GRANTORS do covenant with the said "GRANTEES" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and its successors and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.