Karen Johnson
Batch # 1382755
02/19/2026 09:47:53 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20260219-0013189

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, AFFIANT Subscribed and sworn to before me, this 13th day of February 2026. NOTARY PUBLIC My Commission Expires: 01/22/2030

MARIA GUILLEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 22, 2030

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.: 117-07-0C-106.00

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, dated 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 106 Hampton Place, Nashville, Tennessee 37215, and more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 106 Hampton Place Townhomes of record in Plat Book 5200, page 421, Register's

Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to J. Anthony Vaughn, unmarried, from Fidelity Federal Savings Loan Association of Tennessee by Warranty Deed recorded in the Register's Office of said county and state at Book 7753, Page 39-41.

The said J. Anthony Vaughn and John A. Vaughn being one and the same person.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hampton Place Townhomes of record in Book 5891, page 897, By-Laws of record in Book 5891, page 937, said Register's Office. The Plan of record in Book 5200, page 421, said Register's Office, shows an Owner's Certificate and certain easements and setback lines. Storm Water Detention Agreement between Hampton Place Joint Venture and Metro of record in Book 5861, page 436, said Register's Office.

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 13th day of February 2026.

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 13th day of February 2026.

Maria Guillen
Notary Public

My Commission Expires: 01/22/30

