Karen Johnson Davidson County
Batch# 1399867 DEEDQC
03/31/2026 11:53:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20260331-0025534

File No: 2005786142
Grantor's Loan No. 1000295200

After Recording, Send to:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
David A. Barrow, 3349 Cain Harbor Dr., Nashville, TN 37214

Exempt: Section 67-4-409(a)(1)(c)(v): Are domestic settlement decrees and/or domestic decrees and/or deeds that are an adjustment of property rights between divorcing parties

Tax Parcel Number: 062-02-0B-112-00

QUITCLAIM DEED

David A. Barrow, unmarried, and **Robert W. Vaughn,** unmarried, a formerly married couple who are now divorced pursuant to the Final Decree of Divorce filed in Davidson County, TN in Case No. 25D-548 on 3/10/2026 ("Grantor"), of **3349 Cain Harbor Dr., Nashville, TN 37214**, for and in consideration of $1.00 (One Dollar and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, releases and quitclaims to **David A. Barrow,** unmarried ("Grantee"), whose tax mailing address is **3349 Cain Harbor Dr., Nashville, TN 37214,** with quitclaim covenants, all the right, title, interest and claim which the said Grantor has in the following described real estate:

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE.

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 41 ON THE PLAN OF THE FIRST AMENDMENT TO ABBINGTON PARK, PHASE ONE - SECTION THREE, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN INSTRUMENT NO. 20040728-0090230, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

THIS CONVEYANCE IS SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OF RECORD IN INSTRUMENT NO. 20030213-0020075 AND SUPPLEMENTAL FOR PHASE ONE, SECTION THREE, IN INSTRUMENT NO. 20040518-0058461, SAID REGISTER'S OFFICE; DECLARATION OF RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20010402- 0031520, SAID REGISTER'S OFFICE; COVENANTS AND CONDITIONS OF RECORD IN INSTRUMENT NO. 20000720-0071648, SAID REGISTER'S 202112300172072 OFFICE; BY-LAWS OF RECORD IN INSTRUMENT NO. 20030303-0027406, SAID REGISTER'S OFFICE; EASEMENTS AND SETBACK LINES AS SET FORTH ON THE ABOVE PLAN OF RECORD; AND TAXES FOR THE CURRENT YEAR WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEES HEREIN.

BEING THE SAME PROPERTY CONVEYED TO DAVID A. BARROW AND ROBERT W. VAUGHN, AS JOINT TENANTS FROM DAVID A. BARROW, AN UNMARRIED MAN, DATED 12/03/2021, RECORDED 12/30/2021, DEED INSTRUMENT NO. 20211230-0172072, COUNTY OF DAVIDSON , STATE OF TENNESSEE.

Assessor's Parcel No: 062-02-0B-112-00

Property Address is: 3349 Cain Harbor Dr., Nashville, TN 37214

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on 3/21, 2026:

David A. Barrow

STATE OF Tn
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **David A. Barrow**, personally known to me, or has produced DL, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 21 day of March, 2026.

Notary Public



STATE OF TN
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $_____.

Affiant

Subscribed and sworn to before me on this the 21 day of March, 2026.

Notary Public

My Commission Expires: 4/21/29

SEAL

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Executed by the undersigned on MARCH 25, 2026:

Robert W. Vaughn

STATE OF Tennessee
COUNTY OF DAVIDSON

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Robert W. Vaughn**, personally known to me, or has produced DRIVER'S License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 25 day of MARCH, 2026.

Notary Public

SADIQUA HAMDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

my commission Expires:
1/22/29

STATE OF Tennessee
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.

Affiant

Subscribed and sworn to before me on this the 25 day of MARCH, 2026.

Notary Public

My Commission Expires: 1/22/29

SEAL

SADIQUA HAMDAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Nathaniel Bobak, 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 03/21/2026 (date of document).

Nat W. Bk
Affiant Signature

03/26/2026
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 26th day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12-14-2029

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
CHRISTINE MCCLURG - Notary Public
Allegheny County
My Commission Expires December 14, 2029
Commission Number 1411282