Karen Johnson
Batch # 1426650
05/29/2026 10:16:55 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260529-0048744

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 21 day of May 2026. NOTARY PUBLIC My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
JOHN A. VAUGHN and PAMELA JANE VAUGHN, CO-TRUSTEES 500 Pointer Place Brentwood, Tennessee 37027	New Owner	Map and Parcel No.: 083-05-0-298.00

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 1304-A Stratton Avenue, Nashville, Tennessee 37206, and more particularly described as follows:

LAND in Davidson County, Tennessee being part of Lot No. 27, Block B on Map of F. O. Beasley's Addition to East Nashville, as of record in Book 57, page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts. 50 feet on the southerly side of Stratton Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to J. Anthony Vaughn, unmarried, from Christine Demarcus Staton and husband, Charles W. Staton, by Warranty Deed recorded in the Register's Office of said county and state at Book 7152, Page 851-853.

This transfer is subject to that certain Deed of Trust in favor of FirstBank of record in Instrument No. 20210914-0122693, Register's Office for Davidson County, Tennessee.

The said J. Anthony Vaughn and John A. Vaughn being one and the same person. The said J. Anthony Vaughn is now married to Pamela Jane Vaughn.

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 21 day of May 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 21 day of May 2026.

Notary Public

My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JANUARY 4, 2027