QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10.00.

Vanessia Crook
Affiant

Subscribed and sworn to me on July 14, 2026.

NOTARY PUBLIC

My Commission Expires: 3-5-2030

MICHELLE HANDELSMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS DEED WAS PREPARED BASED SOLELY UPON INFORMATION SUPPLIED BY THE GRANTOR, AND WITHOUT THE BENEFIT OF A TITLE SEARCH.

THIS INSTRUMENT WAS PREPARED BY:
Michelle Handelsman
Handelsman Law
P.O. Box 50583
Nashville, TN 37205

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Leonard Michael Vaughn 176 Wheeler Avenue Nashville, TN 37211	SAME	6DA 56700 Map 133-7 Parcel 199

KNOW ALL MEN BY THESE PRESENTS that Vanessia Crook, a married woman, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Leonard Michael Vaughn, an unmarried man, hereinafter called **"GRANTEE,"** his successors and assigns, her entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 27, on the Map of Parma Heights Subdivision, Section 2, as of record in Book 2083, page 71, Register's Office for said County.

SAID Lot No. 27 fronts 149.1 feet on the northerly side of Wheeler Avenue and runs back 306 feet on the westerly line and 224.6 feet on the easterly line, to a broken line in the rear measuring 182.1 feet thereon.

BEING the same property conveyed to Garry Capley, an unmarried man, by Warranty Deed from Bryan P. Boone and wife, Karen M. Boone, of record in Book 5296, Page 612, Register's Office for Davidson County, Tennessee.

This is improved property known as 176 Wheeler Avenue, Nashville, Tennessee 37211.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises. Grantor's Source of title: 20260724-0067544

WITNESS my hand on July 14, 2026.

Vanessia Crook
Vanessia Crook

Karen Johnson Davidson County
Batch # 1451435 DEEDQC
07/24/2026 09:40:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20260724-0067548

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On July 14, 2026, before me personally appeared Vanessia Crook, to me known (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal on July 14, 2026.

My Commission Expires: 3-5-2030

NOTARY PUBLIC

MICHELLE HANDELSMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY