QUITCLAIM DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

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

Leonard Michael Vaughn
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

Karen Johnson
Batch # 1451435
07/24/2026 09:40:04 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20260724-0067549

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 Leonard Michael Vaughn, the duly-appointed Personal Representative of the Estate of Garry Capley, deceased (the decedent), a certified copy of his Letters of Administration attached as Exhibit A, which intestate estate is administered in the Probate Court for Davidson County, Tennessee, Case No. 26P873, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and in connection with the distribution of decedent's intestate estate does hereby convey, remise, release and forever quitclaim unto **Leonard Michael Vaughn, an unmarried man,** all of the right, title, and interest of the decedent and the decedent's estate in and to a certain tract of land in Davidson County, Tennessee, described more particularly 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.

WITNESS my hand on July 14, 2026.

Leonard Michael Vaughn
Personal Representative of the Estate of Garry Capley

STATE OF TENNESSEE

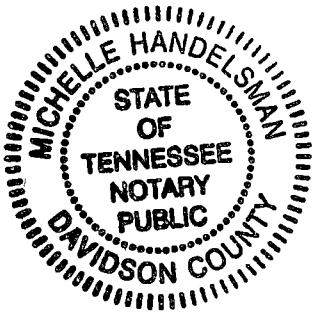
COUNTY OF DAVIDSON

On July 14, 2026, before me personally appeared Leonard Michael Vaughn, 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



IN THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE

(PROBATE DIVISION)

LETTERS OF ADMINISTRATION

TO: **LEONARD MICHAEL VAUGHN** DOCKET NO: **26P873**

It appearing to the Court that ***GARRY CAPLEY*** *has died leaving no Will, and the Court being satisfied as to your claim to said Administration, you have given Bond pursuant to Order, if required, qualified as directed by law, and the Court having ordered that Letters of Administration be issued to you;*

THESE ARE, THEREFORE, to authorize and empower you, the said ***LEONARD MICHAEL VAUGHN,*** *to take into your possession and control all the goods, chattels, claims, and papers of the said estate, and to return a true and perfect inventory thereof to this Court; to collect and pay all debts, and to do and transact all the duties in relation to said estate, and to deliver the residue thereof to those who are by law entitled.*

WITNESS, Joseph P. Day, Clerk of the Probate Court, at office, this ***May 11th, 2026*** .

JOSEPH P. DAY, Clerk

_____ D.C.

STATE OF TENNESSEE)

DAVIDSON COUNTY)

I, JOSEPH P. DAY, Clerk of the Probate Court, do hereby certify that the foregoing is a full, true and perfect copy of the Letters of Administration issued to **LEONARD MICHAEL VAUGHN** as **Administrator** of the estate of **GARRY CAPLEY**, deceased, and I do further certify that **LEONARD MICHAEL VAUGHN** is still acting as Administrator of the estate, and all acts as such are entitled to full faith and credit, as it appears from the official record in my office in Nashville, Tennessee, this the 11 day of May, 2026

JOSEPH P. DAY, Clerk

_____ D.C.