Karen Johnson Davidson County
Batch# 1475554 DEEDQC
09/21/2026 02:02:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20260921-0087613

THIS INSTRUMENT PREPARED BY: **Andrew J. Bellm** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $0.00. Andrew J. Bellm **AFFIANT** Subscribed and sworn to before me, this 11th day of September, 2026. Ashley Wiser Notary Public My Commission Expires: My Commission Expires May 24, 2028

ASHLEY WISER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Vaughan Poyner 3622 Bellwood Drive Nashville, TN 37205	SAME	104-13-0-219.00

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **CAROLINE P. VANCE, as to an undivided one-half (1/2) interest** ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases, remises, quitclaims and gives unto **VAUGHAN K. POYNER, an unmarried man** ("Grantee"), all right, title and interest of the Grantor in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described in

Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

The subject property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

{Signature page to follow}

202609210087613

WITNESS my hand this 5 day of September, 2026.

GRANTOR:

Caroline Vance

Caroline P. Vance

STATE OF NEW YORK)
COUNTY OF Suffolk)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **CAROLINE P. VANCE**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of September, 2026.

Notary Public

My Commission Expires: Jun 17, 2029

SANAA ALI
Notary Public - State of New York
NO. 01AL0038533
Qualified In Suffolk County
My Commission Expires Jun 17, 2029

EXHIBIT A

Land in Davidson County, Tennessee, described as follows, to-wit:

Being lot No. 22 of Block "B" as shown on the Plan of Bellwood, a subdivision of lots near Nashville, as of record in book 547, pages 149 and 150, Register's Office for said County.

Said lot No. 22 fronts 60 feet on the northerly side of Bellwood Drive and runs back on the westerly line 142.87 feet and on the easterly line 133.92 feet to a dead line, and shows 74 feet on said dead line.

Being the same real property conveyed to Keath Poyner and wife, Lucille Vaughan Poyner by deed from George Neil Bennett and wife, Jo Ann W. Bennett, of record in Book 4193, page 635, Register's Office for Davidson County, Tennessee. Keath Poyner died June 29, 2012, leaving Lucille Vaughan Poyner as the remaining tenant by the entirety. Lucille Vaughan Poyner died February 13, 2013, leaving Vaughan K. Poyner, Emily Poyner Vance and Andrew P. Poyner each with a one-third (1/3) interest in said property, as evidenced by Affidavit of Inheritance of record in Instrument No. 20130730-0079351, Register's Office for Davidson County, Tennessee.

Emily Poyner Vance died intestate on July 5, 2013, leaving her one-third (1/3) interest to Caroline P. Vance as her only heir at law, as evidenced by Affidavit of Heirship of record in Instrument No. __202609210087611__, Register's Office for Davidson County, Tennessee.

Andrew P. Poyner died intestate on November 9, 2024, leaving his one-third (1/3) interest to his brother, Vaughan K. Poyner, and his niece, Caroline P. Vance as tenants in common, as evidenced by Affidavit of Heirship of record in Instrument No. ___202609210087612__, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Andrew J. Bellm, Esq., 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 September 5, 2026

Affiant Signature

Date: September 11, 2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 11th day of September 2026.

Notary's Signature

My Commission Expires: 8/1/2029

Notary's Seal

SHARON F MULLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 01, 2029

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