Karen Johnson Davidson County
Batch# 1481093 DEEDQC
10/07/2026 09:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20261007-0092106

QUITCLAIM DEED

Notarized online using audio-video communication technology

ELECTRONIC NOTARY PUBLIC — STATE OF TENNESSEE

Adam H Jefferson
Tennessee Notary Public
Online Notary Public
Davidson County
Commission Expires: 01/22/2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Lauren Gaughan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 05 DAY OF October, 2026.

Adam H Jefferson
Notary Public

MY COMMISSION EXPIRES: 01/22/2029
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Ave S
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lauren Gaughan	**New Owner**	
(NAME)	(NAME)	
4785 Whites Creek Pike		**030-00-0-211.00**
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 372189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LAUREN GAUGHAN, THERESA G. GAUGHAN, AND RYAN GAUGHAN ("GRANTORS")

BY THESE PRESENTS DO HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

LAUREN GAUGHAN ("GRANTEE")

HER HEIRS, SUCCESSORS, AND ASSIGNS, ALL GRANTORS' RIGHT, TITLE, AND INTEREST IN AND TO THAT CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LAND IN THE WHITES CREEK PIKE AND BEING THE NORTHWEST CORNER OF LOT NO. 1 ON THE PLAT OF MAMIE KEATHLEY LAND IN PLAT BOOK 5800, PAGE 98, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE NORTH LINE OF SAID LOT, NORTH 52 DEGREE 24 MINUTES 51 SECONDS EAST ,196.83 FEET TO AN IRON PIN; THENCE NORTH 53 DEGREE 33 MINUTES 47 SECONDS EAST, 431.76 FEET TO AN IRON PIN; THENCE NORTH 52 DEGREE 17 MINUTES 50 SECONDS EAST, 70.93 FEET TO A POINT; THENCE SOUTH 35 DEGREE 15 MINUTES 00 SECONDS EAST, 130.00 FEET TO A POINT; THENCE SOUTH 53 DEGREE 31 MINUTES 15 SECONDS WEST, 699.35 FEET TO A POINT IN THE EASTERLY MARGIN OF WHITES CREEK PIKE; THENCE WITH SAID MARGIN NORTH 33 DEGREE 15 MINUTES 00 SECONDS 125 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LAUREN GAUGHAN, THERESA G. GAUGHAN, AND RYAN GAUGHAN, BY WARRANTY DEED, FROM JASON BRASEL AND CAROLYN BRASEL, OF RECORD IN INSTRUMENT NO. 20241120-0089985, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises, including but not limited to, taxes past due.

This Instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **4785 Whites Creek Pike, Whites Creek, TN 37189**.

Witness our hands this the 05 day of October, 2026.

LAUREN GAUGHAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **LAUREN GAUGHAN,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 05 day of October, 2026.

Notary Public
My Commission Expires: 01/22/2029
(SEAL)

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ELECTRONIC NOTARY PUBLIC — STATE OF TENNESSEE

Adam H Jefferson
Tennessee Notary Public
Online Notary Public
Davidson County
Commission Expires: 01/22/2029

THERESA G. GAUGHAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **THERESA G. GAUGHAN,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 05 day of October, 2026.

Notary Public
My Commission Expires: 01/22/2029
(SEAL)

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ELECTRONIC NOTARY PUBLIC — STATE OF TENNESSEE

Adam H Jefferson
Tennessee Notary Public
Online Notary Public
Davidson County
Commission Expires: 01/22/2029

RYAN GAUGHAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **RYAN GAUGHAN,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 05 day of October, 2026.

Notary Public
My Commission Expires: 01/22/2029
(SEAL)

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ELECTRONIC NOTARY PUBLIC — STATE OF TENNESSEE

Adam H Jefferson
Tennessee Notary Public
Online Notary Public
Davidson County
Commission Expires: 01/22/2029

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, ADAM JEFFERSON, 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 10-5-26 (date of document).

Affiant Signature

Date 10-5-26

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5 day of October, 2026.

Notary Signature

MY COMMISSION EXPIRES: 1-22-29

