Davidson County DEEDQC
Recvd: 07/06/17 15:17 5 pgs
Fees:27.00 Taxes:0.00
20170706-0068149

This instrument prepared by & send tax bills to:
Phillip Austin and Cherie Austin
8485 Indian Hills Drive
Nashville, TN 37221

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS, that **PHILLIP AUSTIN AND CHERIE WOODS, NOW KNOWN AS CHERIE AUSTIN, WHO BOTH ACQUIRED TITLE AS UNMARRIED AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, of 8485 Indian Hills Drive, Nashville, TN 37221, hereinafter called GRANTOR for valuable consideration paid, does hereby remise and release, quitclaim and convey all of his/her/their right, title and interest unto, **PHILLIP AUSTIN AND CHERIE AUSTIN, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY,** of 8485 Indian Hills Drive, Nashville, TN 37221, hereinafter called GRANTEES, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING LOT NO. 89 ON THE PLAN OF MCCRORY TRACE ESTATES, OF RECORD IN PLAT BOOK 6900, PAGES 720 THRU 723, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KIRK S. CHABERSKI AND WIFE, SHARON L. CHABERSKI, BY DEED FROM CONSTRUCTION ASSOCIATES, INC., ON SEPTEMBER 11, 1991, OF RECORD IN BOOK 8443, PAGE 783, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO SHARON LYNN CHABERSKI BY QUITCLAIM DEED FROM KIRK STEVEN CHABERSKI OF RECORD IN INSTRUMENT NUMBER 20040106-0002061, SAID REGISTER'S OFFICE. AND FURTHER CONVEYED TO SHARON L. MOORE, UNMARRIED BY QUITCLAIM DEED FROM SHARON L. MOORE (FKA SHARON L. CHABERSKI) OF RECORD IN INSTRUMENT NUMBER 20080521-0051944, SAID REGISTER'S OFFICE.

THIS BEING THE SAME PROPERTY CONVEYED TO PHILLIP AUSTIN AND CHERIE WOODS, BOTH UNMARRIED AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP FROM SHARON L. MOORE, NOW KNOWN AS, SHARON M. LEE AND HUSBAND, LOWELL DAVID LEE IN A DEED DATED JANUARY 13, 2011 AND RECORDED JANUARY 19, 2011 AS INSTRUMENT NO. 20110119-0005190.

PARCEL ID #155 10 0A 037.00

Property Commonly Known As: 8485 Indian Hills Drive, Nashville, TN 37221

IN TESTIMONY WHEREOF I/We have executed this instrument of the 16 day of June, 2017.

PHILLIP AUSTIN

CHERIE AUSTIN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Phillip Austin + Cherie Austin, whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at 8485 Indian Hills Nashville Th Tennessee on this date of June 16, 2017.

Notary Public
My Commission Expires: 9/27/20

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is: $0.00.

Affiant

Subscribed and sworn to before me this the 16th day of June, 2017.

Notary Public
My Comm. Expires: 9/27/20

STACIE BLAZIC
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ACKNOWLEDGMENT

STATE OF Tennessee

COUNTY OF Davidson

On June 16, 2018 (DATE) before me, Stacie Blazic (NAME, TITLE OF OFFICER E.G. NOTARY PUBLIC), personally appeared

Phillip Austin + Cherie Austin

NAME OF SIGNERS

___ personally known to me - or - ✓ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

STACIE BLAZIC
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY SEAL

WITNESS my hand and official seal.

Stacie Blazic

SIGNATURE OF NOTARY

MY COMMISSION EXPIRES ON: 9/27/20

Description of Attached Document:

Title or type of document: _____

Document Date: _____ Number of Pages: _____

Signers Other Than Named Above: _____

Loan #: _____

ALTA COMMITMENT 6-17-06

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, CITY OF NASHVILLE, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 89 ON THE PLAN OF MCCRORY TRACE ESTATES, OF RECORD IN PLAT BOOK 6900, PAGES 720 THRU 723, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KIRK S. CHABERSKI AND WIFE, SHARON L. CHABERSKI, BY DEED FROM CONSTRUCTION ASSOCIATES, INC., ON SEPTEMBER 11, 1991, OF RECORD IN BOOK 8443, PAGE 783, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO SHARON LYNN CHABERSKI BY QUITCLAIM DEED FROM KIRK STEVEN CHABERSKI OF RECORD IN INSTRUMENT NUMBER 20040106-0002061, SAID REGISTER'S OFFICE. AND FURTHER CONVEYED TO SHARON L. MOORE, UNMARRIED BY QUITCLAIM DEED FROM SHARON L. MOORE (FKA SHARON L. CHABERSKI) OF RECORD IN INSTRUMENT NUMBER 20080521-0051944, SAID REGISTER'S OFFICE.

PARCEL ID #155 10 0A 037.00

THIS BEING THE SAME PROPERTY CONVEYED TO PHILLIP AUSTIN AND CHERIE WOODS, BOTH UNMARRIED AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP FROM SHARON L. MOORE, NOW KNOWN AS, SHARON M. LEE AND HUSBAND, LOWELL DAVID LEE IN A DEED DATED JANUARY 13, 2011 AND RECORDED JANUARY 19, 2011 AS INSTRUMENT NO. 20110119-0005190.

Property Commonly Known As:

8485 Indian Hills Drive
Nashville, TN 37221
County of Davidson

True Copy Certification

I, Taylor Finley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Rhode Island

County of Newport

Personally appeared before me, [Name of Notary] Katherine Fitzsimmons, a notary public for this county and state, [Taylor Finley] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12/4/2020

Notary' Seal (if on paper)

KATHERINE FITZSIMMONS
MY COMMISSION EXPIRES
DEC
04
2020
STATE OF RHODE ISLAND
NOTARY PUBLIC