Davidson County DEEDQC
Recvd: 07/26/17 13:39 4 pgs
Fees:22.00 Taxes:0.00
20170726-0075725

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

Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS, that **PHILLIP AUSTIN, ALSO KNOWN AS PHILLIP L. AUSTIN, AND CHERIE WOODS, NOW KNOWN AS CHERIE L. AUSTIN, MARRIED AS TENANTS BY THE ENTIRETY**, 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 L. AUSTIN AND CHERIE L. AUSTIN, MARRIED 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, IN DEED INSTRUMENT NUMBER 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 28 day of April, 2017.

Phillip L. Austin

PHILLIP L. AUSTIN

Cherie L. Austin

CHERIE L. 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 L. Austin and Cherie L. 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 Nashville, Tennessee on this date of April 28, 2017.

Notary Public
My Commission Expires: 11/3/2020

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.

Phillip L. Austin Cherie L. Austin
Affiant

Subscribed and sworn to before me this the 28 day of April, 2017.

Notary Public
My Comm. Expires: 11/3/2020

INDIA K SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ALL-PURPOSE ACKNOWLEDGMENT

State of TN

County of Davidson

On 4/28/17 (DATE) before me, India K. Scruggs (NAME OF NOTARY PUBLIC)

personally appeared Phillip L. Austin and Cherie L. Austin (NAME(S) OF SIGNER(S))

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.

INDIA K SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WITNESS my hand and official seal.

Notary Place Notary Seal or Stamp Here

Expires: 11/3/2020

SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

DESCRIPTION OF ATTACHED DOCUMENT

Quit Claim Deed
TITLE OR TYPE OF DOCUMENT

2
NUMBER OF PAGES

4/28/17
DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

Tennessee Certification of Electronic Document

I, Ryan Chavous, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Ryan Chavous
Signature

State of RT

County of Newport

Personally appeared before me, EDWARD Stravato, a notary public for this county and
Notary's Name

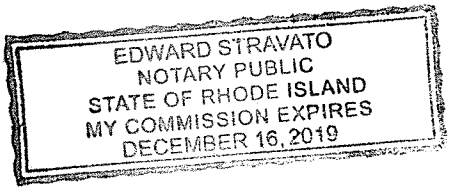
state, Ryan Chavous, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 12-16-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).