FROM:
Timothy Owen Austin

TO:
Sherry Diane Richardson
Holly Ann Austin Copelin and
Timothy Owen Austin

PERSONAL REPRESENTATIVE OF
THE ESTATE OF DOROTHY ANN BANKS AUSTIN

PERSONAL REPRESENTATIVE QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY: MARY ARLINE EVANS (TN BAR NO. 012067)
Attorney at Law
219 2nd Avenue North
Suite 100
Nashville, TN 37201
615-244-0001, ext. 5

BILL GARRETT, Davidson County
Trans:T20170064992 DEEDQC
Recvd: 07/28/17 13:47 3 pgs
Fees:17.00 Taxes:0.00
20170728-0076798

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Timothy Owen Austin
Affiant/Timothy O. Austin, Personal
Representative of the Estate of
Dorothy Ann Banks Austin

Sworn to and subscribed before me this 27th day of July, 2017.

LYNDA O. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: May 3, 2020

Lynda Bradley
Notary Public

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Sherry Diane Richardson Holly Ann Austin Copelin Timothy Owen Austin 2609 Lakeland Drive Nashville, TN 37214	Same	Map 095 Parcel 12 0136.00

KNOW ALL MEN BY THESE PRESENTS that Timothy Owen Austin, Personal Representative of the Estate of Dorothy Ann Banks Austin, Deceased, for and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of

which is hereby acknowledged, and in connection with the distribution and closing of the Estate of Dorothy Ann Banks Austin, the Decedent's Will having been duly admitted to Probate in Davidson County, Tennessee on April 7, 2017, Docket No. 17P-438, Timothy Owen Austin, Personal Representative of the Estate of Dorothy Ann Banks Austin, has bargained and sold and hereby remises releases and forever quitclaims to Sherry Diane Richardson, Holly Ann Austin Copelin and Timothy Owen Austin, their heirs and assigns, the following described tract or parcel of land, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Martinwood Heights, as of record in Book 2133, page 63, Register's Office for said County. Said Lot No. 3 fronts 86 feet on the southerly side of Lakeland Drive and runs back between lines, 183.4 feet on the westerly line and 192.3 feet on the easterly line, to a dead line in the rear on which it measures 86.5 feet.
> Being the same property conveyed to Owen D. Austin and wife, Ann B. Austin by deed from Harry L. Mittwede and wife, Dickey M. Mittwede, of record in Book 2959, page 461, said Register's Office, the interest of Owen D. Austin being extinguished by his death on September 12, 2007. Ann B. Austin and Dorothy Ann Banks Austin being one and the same person.
>
> This is improved property known as 2609 Lakeland Drive, Nashville, Tennessee 37214.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE GRANTOR HEREIN. NO EXAMINATION OF PUBLIC RECORDS HAS BEEN MADE TO ASCERTAIN OWNERSHIP OR STATUS OF TITLE.

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

IN WITNESS WHEREOF, I have hereunto set my hand on this the 27th day of July, 2017.

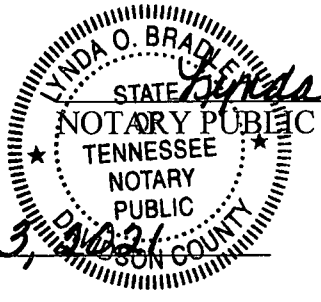
Timothy Owen Austin

TIMOTHY OWEN AUSTIN
PERSONAL REPRESENTATIVE OF THE
ESTATE OF DOROTHY ANN BANKS AUSTIN

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Timothy O. Austin, Personal Representative of the Estate of Dorothy Ann Banks Austin, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Sworn to and subscribed before me, this 27th day of July, 2017.



Lynda Bradley

My Commission expires: May 3, 2021