Bill Garrett Davidson County
Batch# 36050 DEEDQC
12/11/2017 03:30:18 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171211-0126237

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

This deed is prepared with information provided by the client without benefit of title search.

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Jeffrey L. Austen and Ramona A. Austen 702 Wedgewood Park Apt. 202 Nashville, TN 37203	New Owner	105-10-0C-004.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jeffrey L. Austen and Ramona A. Austen, husband and wife,** by these presents do hereby quitclaim and convey unto **Jeffrey L. Austen and Ramona A. Austen, as joint tenants with right of survivorship,** his/her/their heirs, successors and assigns, all his/her/their right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Unit Number B-202 of Wedgewood Park, Phase 3, a condominium, as set forth in the Second Supplement to the Master Deed for Wedgewood Park Annexing Phase 3 Property, of record as Instrument Number 20070731-0090822 in the Register's Office for Davidson County, Tennessee, and shown as part of Exhibit "B" therein. Said Second Supplement annexes the subject property into the Master Deed establishing Wedgewood Park of record as Instrument Number 20050510-0052804, as amended by Instrument Numbers 20060216-0019060, 20060228-0022838 and 20110329-0024200 in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for Wedgewood Park, as amended, together with an undivided percentage interest in the Common Elements as set forth as Exhibit "C" of said Second Supplement, as amended.

Being the same property conveyed to Jeffrey L. Austen and Ramona A. Austen, husband and wife by Warranty deed from Jon M. San Roman, unmarried of record in Instrument No. 20170317-0026411 Register's Office for Davidson County, Tennessee, dated March 16, 2017 and recorded on March 17, 2017.

This is improved property known as 702 Wedgewood Park Apt. 202, Nashville, TN 37203.

STATE OF Ohio
COUNTY OF Muskingum

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 30th day of November, 2017.

Affiant

My commission expires: (Affix Seal)

Notary Public

SHERI A. WARREN
Notary Public, State of Ohio
My Commission Expires
April 17, 2021

NOTARIAL SEAL STATE OF OHIO

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 30th day of November, 2017.

Jeffrey L. Austen

Ramona A. Austen

STATE OF Ohio
COUNTY OF Muskingum

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeffrey L. Austen and Ramona A. Austen, with whom I/We am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 30th day of November, 2017.

Notary Public

My Commission Expires:

NOTARIAL SEAL
STATE OF OHIO

SHERI A. WARREN
Notary Public, State of Ohio
My Commission Expires
April 17, 2021