THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Landrace S. Austin, LLC
400 Neill Avenue
Nashville, TN 37206

,

Send Tax Bills To:
Landrace S. Austin LLC
400 Neill Avenue
Nashville, TN 37206

Map & Parcel No.:
082-12-0-057.00

Bill Garrett Davidson County
Batch# 66205 DEEDQC
03/07/2018 11:13:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00



20180307-0021508

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Landrace S. Austin, unmarried** ("Grantor") does hereby quitclaim and convey unto **Landrace S. Austin, LLC,** ("Grantee"), their heirs its successors and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot 201, as shown on the map entitled Neill S. Brown's Addition to East Nashville, of record as Plat Book 57, Page 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Landrace S. Austin, unmarried from Reginald Edwards and wife, Debra Edwards by Warranty Deed on April 22, 2011, of record in Instrument Number 20110426-0031847, Register's Office for Davidson County, Tennessee.

This is improved property known as **400 Neill Avenue, Nashville, TN 37206**.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 7th day of March, 2018

Landrace S. Austin

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Julie Cornell, a Notary Public in and for said state and county, **Landrace S. Austin, unmarried**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of March 2018

NOTARY PUBLIC

My Commission Expires: STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY 3-3-2021

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is ~~$~~ 0

AFFIANT

Subscribed and sworn to before me, this 14th day of March, 2018

NOTARY PUBLIC My Commission Expires 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY