Karen Y Johnson Davidson County
Batch# 144023 DEEDQC
09/21/2018 03:45:15 PM 5 pgs
Fees: $27.00 Taxes: $0.00

20180921-0094003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
[redacted] Affiant
Subscribed and sworn before me this the
21 Day of September, 2018.
Brandi Wells, Deputy Register

Quitclaim Deed

RECORDING REQUESTED BY DAVID AUSTIN
AND WHEN RECORDED MAIL TO: Send Tax Bill To:
1917 9th Ave. NO.
NASH. TN. 37208
, Grantee(s)

Consideration: $100
Property Transfer Tax: $ 0
Assessor's Parcel No.: 081080032.00 & 081070495.00
PREPARED BY: Eddie Simmons 1816 DEPTH AVE. NASH. TN. 37208 certifies herein that he or she has prepared this Deed.

Eddie Simmons
Signature of Preparer

9/14/18
Date of Preparation

EDDIE SIMMONS
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 9/19/18 in the County of DAVIDSON, State of TN.
by Grantor(s), JOE AUSTIN
whose post office address is 1824 + 1917 9th Ave. NO. NASH. TN 37208
to Grantee(s), DAVID AUSTIN
whose post office address is 1824 9th Ave. NORTH NASH. TN 37208;

WITNESSETH, that the said Grantor(s), [redacted] Joe Austin,
for good consideration and for the sum of 1.00
($ 1.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of DAVIDSON, State of TENNESSEE and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Joe Austin
Signature of Grantor

JOE AUSTIN
Print Name of Grantor

Eddie Simmons
Signature of First Witness to Grantor(s)

EDDIE SIMMONS
Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

David Austin
Signature of Grantee

David Austin
Print Name of Grantee

Eddie Simmons
Signature of First Witness to Grantee(s)

EDDIE SIMMONS
Print Name of First Witness to Grantee(s)

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On 9/20/18, before me, David Austin / Joe Austin a notary public in and for said state, personally appeared, _____

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Leo Ronald Summers SR

Signature of Notary

Affiant Known ✓ Produced ID ✓

Type of ID 077558549

(Seal) LEO RONALD SUMMERS, S.R. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Exhibit A

Prepared by:
Lisa Webb, Esq.
1994 Gallatin Pike North, Suite 100
Madison, Tennessee 37115

Tax Map Parcel No.: 081-080
Tax Parcel No.: 032.00

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

QUITCLAIM DEED

THIS INSTRUMENT was made and entered into this 5 day of April, 2016, by and between:

MYRTLE SUE AUSTIN ("Grantor") and JOE HERBERT AUSTIN ("Grantee"), to whom will hold title in fee simple.

IN CONSIDERATION of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby convey, transfer, remise, release, relinquish, and quitclaim unto Grantee and Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described improved real property at 1924 9th Avenue North, Nashville, Tennessee, 37208, described as follows:

> Being Lot No. 615 on the North Nashville Real Estate Company's Plan of Lots, as record in Book 21, page 105, Register's Office for said County.
>
> Said Lot No. 615 fronts 50 feet on the easterly side of 9th Avenue North, formerly Bueno Vista Street, and runs back between parallel lines 168 ½ feet to an alley.
>
> Being the same property conveyed to Myrtle Sue Austin by Quitclaim Deed from Joe Austin, Instrument No. 20050914-0110628 Register's Office for Davidson County, TN.

Name and Address of New Owner:
Joe Herbert Austin
1924 9th Avenue North
Nashville, Tennessee 37208

Name and Address of Entity Responsible
For Payment of Real Property Taxes:
Joe Herbert Austin
1924 9th Avenue North
Nashville, Tennessee 37208

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is $ 0
[signature], Affiant
Subscribed and sworn before me this the 11 Day of April, 2016
[signature], Deputy Register

BILL GARRETT, Davidson County
Trans:T20160029020 DEEDQC
Recvd: 04/11/16 09:20 2 pgs
Fees:12.00 Taxes:0.00
[redacted]
20160411-0034223

Exhibit A

BOOK 4807 PAGE 421

Installment Deed

This instrument prepared by GRISHAM ANDERSON, Attorneys Court Square Building Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe H. Austin, et ux	Same	Map 81-7
(NAME:) 1917 9th Ave. North	(NAME:)	Parcel 495
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	2W11600
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Thirteen Thousand, Nine Hundred Fifty and No/100 ($13,950.00) Dollars, of which Two Thousand and No/100 ($2,000.00) Dollars, has been paid in cash, the receipt of which is hereby acknowledged, and for the remainder Eleven Thousand, Nine Hundred Fifty and No/100 ($11,950.00) Dollars, Joe H. Austin and wife, Martha Lee Austin, have executed their Installment Deed note of even date, payable in monthly installments of $103.71, beginning on the 1st day of June, 1974, and continuing with a like amount on the same day of each succeeding month for a total of 240 payments, said payments include interest at the rate of 8 1/2 percent per annum,

and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest, and attorney fees, a lien is expressly retained on the land herein conveyed, I, Elizabeth Watson, have this day bargained and sold, and do hereby transfer and convey unto the said Joe H. Austin and wife, Martha Lee Austin, (Deceased) their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 35 and the south 26 feet of Lot No. 36 in the Subdivision of Lot No. 2 of the Thomas Woodard Property, a plan of which is of record in Book 2, page 104, Chancery Court at Nashville, Tennessee.
Said Lot No. 35 and the south 26 feet of Lot No. 36 adjoin and together front seventy-six (76) feet on the westerly side of 9th Avenue North and run back between parallel lines 172 feet, more or less, to an alley.
Being the same property conveyed to Elizabeth Watson by deed from W. P. Dobson, of record in Book 4797, page 787, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13,950.00

Affiant

Subscribed and sworn to before me, this the 17 day of April, 19 74

Notary Public

My commission expires: May 7-1974 (Affix Seal)

This is unimproved ( ) improved (X) property, known as 1917 9th Avenue North, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Joe H. Austin and wife, Martha Lee Austin their (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered. I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Joe H. Austin and wife, Martha Lee Austin, (Deceased) their (successors), heirs and assigns, against the lawful claims of all persons.

And now, for the purpose of better and more effectually securing the payment of said lien indebtedness; rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said indebtedness and installments thereof, as they mature, as hereinafter provided, and for the consideration of one dollar paid in cash, receipt of which is acknowledged, the said Joe H. Austin and wife, Martha Lee Austin hereinafter referred to as trustors, hereby transfer and convey unto Hunter Short, Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging upon the following uses and trusts:

Trustors agree to keep all buildings now on, or to be hereafter erected on, said property, insured in some reliable fire insurance company, or companies, for the sum of $ ( ), or at least the maximum insurable value, until the indebtedness herein secured is fully paid, and to have the loss, if any, made payable on the policy, or policies, to said trustee for the benefit of the lawful owner or holder of said indebtedness as his interest may appear.