QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 803774 DEEDQC
02/10/2022 03:16:11 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20220210-0015793

R-PR-19-2020-B16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF February, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/5/25
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY (& return to):
Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Noah Samuel Austin	**New Owner**	
(NAME)	(NAME)	
2020 Beech Avenue, #B16		**105-10-0A-211.00-CO** **Prior deed of record erroneously listed 105.10-0A-2141.00 as the tax ID.**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **NOAH SAMUEL AUSTIN, UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP WITH BRUCE W. AUSTIN AND ERICA BETH WEINTRAUB AUSTIN, HUSBAND AND WIFE** ("GRANTORS") HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NOAH SAMUEL AUSTIN, UNMARRIED** ("GRANTEE") HIS HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Unit No. B-16, on the Plan of Beechtree Condominiums, as established by Master Deed for Beechtree Condominiums, of record in Book 11174, Page 284, as amended in Book 11680, Page 193, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 11174, page 328, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed, reference is hereby made to the Plan of Beechtree Condominiums, as shown on the Exhibit Map to the First Amendment to the Master Deed, of record in Book 11680, Page 193, said Register's Office for a more complete description.

Being the same property conveyed to Noah Samuel Austin, an unmarried man, as Tenants in Common with the Right of Survivorship with Erica Beth Weintraub Austin and Bruce W. Austin, wife and husband by deed from Beth Grubb, an unmarried woman of record in Instrument No. 20191219-0131292, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is **improved** property known as: **2020 Beech Avenue, #B16, Nashville, Tennessee 37204.**

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore, the preparer does not accept liability for this Instrument.

Witness my/our hand(s) this the 9 day of February, 2022.

Noah Samuel Austin

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NOAH SAMUEL AUSTIN**, the within named 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.

Witness my hand and official seal, this the 9 day of February, 2022.

Notary Public
My Commission Expires: 10/2/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

Witness my/our hand(s) this the 4th day of February, 2022.

Bruce W. Austin

Erica Beth Weintraub Austin

STATE OF Wa)
COUNTY OF Whitman)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BRUCE W. AUSTIN** and **ERICA BETH WEINTRAUB AUSTIN**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4 day of 02, 2022

Notary Public
My Commission Expires: 4-27-24
(SEAL)

JULIE A MILES
NOTARY PUBLIC #20106965
STATE OF WASHINGTON
COMMISSION EXPIRES
APRIL 27, 2024