QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF August, 2022.

Notary Public

MY COMMISSION EXPIRES:

LAUREN REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-20-2025

LF-QCD-22-1403

Karen Johnson Davidson County
Batch# 901976 DEEDQC
08/11/2022 10:31:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220811-0091319

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jerry F. Austin, unmarried, and Anginita Sherry Austin, single, and Aerry Cole Austin, single	**NEW OWNER**	
(NAME)	(NAME)	**06116034800**
1403 Greenland Ave,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JERRY F. AUSTIN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JERRY F. AUSTIN, UNMARRIED, AND ANGINITA SHERRY AUSTIN, SINGLE, AND AERRY COLE AUSTIN, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12, Block B on the plan of Country Club Estates, of record in Book 843, page 95, Register's Office for said County.

Said Lot No. 12, a corner lot, fronts 75 feet on the northeasterly margin of Greenland Avenue, formerly Willmeta Avenue, and extends back between parallel lines with the southeasterly margin of Murray Place, 175 feet to a dead line.

Being the same property conveyed to Bobby L. Austin and Jerry F. Austin by Cash Deed, of record in Book 5973, Page 784, Register's Office for Davidson County, Tennessee.

Bobby L. Austin having since died July 17, 2022. His rights passed to Jerry F. Austin through rights of survivorship.

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.

This is **improved** property known as: **1403 Greenland Ave, Nashville, Tennessee 37216**.

Witness my/our hand(s) this the 5 day of August, 2022

Jerry F. Austin

Jerry F. Austin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY F. 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 she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of Aug, 2022.

Brittany Stewart

Notary Public
My Commission Expires: 11-3-2025
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025