QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 923849 **DEEDQC**
09/30/2022 11:24:59 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220930-0108087

LF-QCD-22-1403

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 24 DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

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	**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, **ANGINITA SHERAY AUSTIN, SINGLE, AND AERRY COLE AUSTIN, SINGLE,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **JERRY F. AUSTIN, UNMARRIED,** 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 JERRY F. AUSTIN, UNMARRIED, AND ANGINITA SHERRY AUSTIN, SINGLE, AND AERRY COLE AUSTIN, SINGLE, by Quitclaim Deed, of record in Instrument No. 20220811-0091319, Register's Office for Davidson County, Tennessee.

****Anginita Sheray Austin is one in the same as Anginita Sherry Austin.**

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 24 day of September, 2022.

Anginita Sheray Austin

Anginita Sheray Austin

Aerry Cole Austin

Aerry Cole Austin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 24 of September, 2022.

Notary Public
My Commission Expires: July 9, 2024
(SEAL)

CHRISTY R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 24 of September, 2022.

Notary Public
My Commission Expires: July 9, 2024
(SEAL)

CHRISTY R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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