Karen Johnson Davidson County
Batch# 950710 DEEDQC
12/12/2022 03:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221212-0129044

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Charolette P. Austin** ("Grantor"), a widow , hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Angela Cravens,** (Grantee), all of her rights, title, and interests in the following described real property, to wit:

Being Lot No. 36, Belle Acres, Section One, of record in Plat Book 5200, Page 144, Register' s Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Special Warranty Deed of record at Instrument Number **Book 7709, Page 506** in said Register's Office.

Willie F. Austin having since deceased on September 27, 2019, leaving Charolette P. Austin as the surviving tenant by entirety.

IN TESTIMONY WHEREOF I have executed this instrument the 12 day of **December, 2022.**

Charolette P. Austin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 12 day of **December, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/26

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 12 day of **December, 2022.**

NOTARY PUBLIC

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES: ~~11/08/2022~~ NP 9/7/2026

PROPERTY ADDRESS: **1916 Meadow Clf**
Nashville, TN 37210

TAX PARCEL NO.: 095 05 0A 036.00

PROPERTY OWNER: **Angela Cravens**
OWNER'S ADDRESS: **894 Connelly Drive**
Nashville, TN 37217

MAIL TAX BILLS TO: **Angela Cravens**
894 Connelly Drive
Nashville, TN 37217

Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 12, 2022.

Affiant Signature

12/12/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 day of December, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/07/2026