Karen Johnson Davidson County
Batch# 1020120 DEEDQC
06/28/2023 01:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230628-0049353

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Kimberly Austin and Cynecia Austin 4021 Lafayette Street Old Hickory, TN 37138	New owner(s)	063-08-0-085.00.

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Adrena T. Austin, an unmarried person**, by these presents does hereby quitclaim and convey unto, **Kimberly Austin and Cynecia Austin**, their successors, representatives, and assigns, her rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Land in Davidson County, TN; being Lot Nos. 2, 4, 6 and 8, Block A-2 on the Plan of Hadley's Bend City, of record in Book 421, page 120, Register's Office for Davidson County, Tennessee.

Being all of the same property conveyed to Mary Elizabeth Austin by Quitclaim Deed from Muriel Robinson dated March 7, 1980 and of record in Book 4894 Page 684 in the Register's Office for Davidson County, Tennessee. Mary Elizabeth Austin being one and the same person as Mary Elizabeth Lindsley.

Mary Elizabeth Lindsley died on September 17, 2016 leaving Last Will and Testament filed for Order Admitting Will to Probate to Establish Muniment of Title to Property in Docket No. 18P-1777 in the Seventh Circuit Court for the State of Tennessee 20th Judicial District, Nashville, Davidson County Probate Division. The Order vests title to Adrena T. Austin, for life, with the Remainder interest to Kimberly Austin and Cynecia Austin.

Being also known as 4021 Lafayette Street, Old Hickory, TN 37138.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 9TH day of June, 2023.

Affiant

My commission expires: 7-7-25
(Affix Seal)

Notary Public

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 9TH day of JUNE, 2023.

Adrena T. Austin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Adrena T. Austin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9TH day of JUNE, 2023.

Notary Public

My Commission Expires: 7-7-25

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

WAIVER OF LIABILITY FOR QUITCLAIM DEED

The undersigned is transferring property (**4021 Lafayette Street, Old Hickory, TN 37138**) pursuant to a Quitclaim Deed prepared by Lockeland Law Group, PLC ("Lockeland Law Group"). The undersigned hereby acknowledges that he/she/they/it is fully aware that said Quitclaim Deed can only transfer that interest that the undersigned actually has in the property at the time said Quitclaim Deed is executed. The undersigned(s) hereby agrees to hold harmless Lockeland Law Group, Wagon Wheel Title, and its underwriter, Chicago Title Insurance Company, for any loss or expense, including attorneys' fees, sustained because of or relating to the execution of said Quitclaim Deed. Lockeland Law Group is not insuring the title of the property being transferred pursuant to said Quitclaim Deed.

The undersigned transferor(s) also agrees to hold harmless Lockeland Law Group, Wagon Wheel Title and Chicago Title Insurance Company for any obligations, duties, commitments, or other restrictions that may exist with respect to the property being transferred/deeded. The undersigned(s) also acknowledges that he/she/it/they have had an opportunity to fully determine whether quitclaiming said property will result in any adverse consequences, whether legal, tax, or other consequences (e.g., voiding a short term rental permit), and assumes all liability if said transfer of the property(s) via Quitclaim Deed should result in damages and/or a breach of a duty owed by the transferor(s) to other parties, including, inter alia, lenders, condo associations and governmental entities, or if such transfer causes additional liens to attach to the property.

Adrena T. Austin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Adrena T. Austin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9TH day of June, 2023.

Notary Public

My Commission Expires: 7-7-25

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 June 28, 2023 (date of document).

Affiant Signature

June 28, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 28th day of June, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023