This Form furnished by: **HELEN SFIKAS ROGERS, ATTORNEY**

FROM:
ROGER SCOTT AUSTERMILLER

TO:
PENNY SMITH AUSTERMILLER

Karen Johnson Davidson County
Batch# 1043067 DEEDQC
08/28/2023 08 44 31 AM 3 pgs
Fees $17 00 Taxes $0 00
20230828-0066867

QUITCLAIM DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Penny Smith Austermiller P.O. Box 2119 Mt. Juliet, Tennessee 37121	New Owner	147080217.00

STATE OF TENNESSEE }
COUNTY OF Davidson **}**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: **None because it is pursuant to a Final Decree of Divorce in the Chancery Court for Williamson County, Tennessee, Docket No. 20CV-49098**

PENNY SMITH AUSTERMILLER

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22, DAY OF August, 2023.

Zelma Cantrell
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-26-26.
(AFFIX SEAL)

This Instrument Prepared By:

HELEN SFIKAS ROGERS, ATTORNEY
Rogers, Shea & Spanos
2205 State Street,
Nashville, Tennessee 37203.
(615) 320-0600 (telephone)

ZELMA CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
MY COMMISSION EXPIRES 10-26-2026

Grantor and Grantee acknowledge that this Quitclaim Deed was prepared from information furnished by the prior Warranty Deed of record in the Register of Deeds, Davidson County, Tennessee. No title examination has been made and the firm of Rogers, Shea & Spanos shall have no liability for the status of the title to the property or the accuracy of such information.

I, **ROGER SCOTT AUSTERMILLER**, do hereby Quitclaim to **PENNY SMITH AUSTERMILLER**, all my interest in said real property as described below:

LEGAL DESCRIPTION:

LAND in Davidson County, Tennessee, being Lot 42 on the Plan of Section 4, Beverly Heights, of record in Book 5200, Page 263, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Arup Bandyopadhyay and wife, Nandita Bandyopadhyay by Special Warranty Deed from Wells Fargo Bank, Minnesota, National Association, as trustee for Delta Funding Home Equity Loan Trust 1998-4, by and through its attorney in fact, Ocwen Federal Bank, FSB, dated October 29, 2001 and recorded November 5, 2001 of record in Instrument Number 20011105-0121142, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Roger Austermiller and Penny Austermiller, Husband and Wife, by Warranty Deed from Arup Banyopadhyay and Nandita Bandyopadhyay, dated January 30, 2017, and recorded January 31, 2017, of record in Instrument Number 20170131-0010390, Register's Office for Davidson County, Tennessee. Roger Austermiller being one and the same person as Roger Scott Austermiller. Penny Austermiller being one and the same person as Penny Smith Austermiller.

This conveyance is subject to (1) Taxes (2) All restrictions of record (3) All easements of record (4) All visible easements (5) All matters appearing on the plan of record (6) All applicable Governmental and Zoning regulations and (7) All indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

This conveyance is made pursuant to *Tennessee Code Annotated* § 36-4-121 and a Final Decree of Divorce entered in the Chancery Court for Williamson County, Tennessee, Docket No. 20CV-49098.

This is improved real property, known as: **116 Lanewood Court, Nashville, Tennessee 37211.**

IN WITNESS WHEREOF I have hereunto set my hand on this the 8th day of August, 2023.

ROGER SCOTT AUSTERMILLER

STATE OF TENNESSEE }

COUNTY OF Davidson }

Personally appeared before me, Stephanie McCarty, a Notary Public in and for said County and State, the within named, ROGER SCOTT AUSTERMILLER, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee, Davidson County, on this the 8th day of August, 2023.

Stephanie McCarty
NOTARY PUBLIC

STEPHANIE B. McCARTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 2, 2024

My Commission Expires: 9-2-24.
DATE