Karen Johnson Davidson County
Batch# 1144630 DEEDQC
06/07/2024 02:04:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240607-0042888

PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
987 VESTA ROAD
LEBANON, TN 37090

THIS INSTRUMENT IS PREPARED FROM INFORMATION PROVIDED BY THE GRANTORS HEREIN. NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

QUITCLAIM DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Angela M. Austin-Haston and Jim L. Haston, as Trustees of the Haston 2012 Family Trust dated March 15th, 2012 , does this day bargain, sell, release, remise, quitclaim and convey their interest unto Angela M. Austin, as her sole and separate property, to that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land located in Davidson County, Tennessee, being Lot No. 68 on the Plan of Tulip Grove Pointe, Section Three, of record in Instrument No. 20140328-0025675, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property to Samuel Pitman and Kelsey Pitman, husband and wife, by Warranty Deed from Wright Farms, L.L.C., a Tennessee Limited Liability Company of record in Instrument No. 20160510-0046279 Register's Office for Davidson County, Tennessee, dated May 6, 2016, recorded May 10, 2016.

Being the same property conveyed to Angela M. Austin-Haston and Jim L. Haston as Trustees of the Haston 2012 Family Trust Dated March 15, 2012, by Warranty Deed from Samuel Pitman and Kelsey Pitman, dated September 26, 2022, recorded October 7, 2022, of record in Instrument No. 20221007-0110502, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is an improved property known as 812 Bloomdale Trace, Hermitage, TN 37076.

In TESTAMONY WHEREOF, I have hereunto set my hand and seal this 30th day of May, 2024

The Haston Family Trust Dated March 15th, 2012

Trustee

Angela M. Austin-Haston, Trustee

per order 5/24/24

Jim L. Haston, Trustee

STATE OF California
COUNTY OF Stanislaus

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Angela M. Austin-Haston, Trustee of The Haston Family Trust Dated March 15th, 2012, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledges that Angela M. Austin-Haston is the Trustee of the maker or constituent of the maker, and in authorized by the maker of by constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal on this the 30th day of May, 2024

Notary Public

My Commission Expires: Aug. 11, 2024

YADIRA MALDONADO
COMM. #2331376
Notary Public - California
Stanislaus County
My Comm. Expires Aug. 11, 2024

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Jim L. Haston, Trustee of The Haston Family Trust Dated March 15th, 2012, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledges that Jim L. Haston, is the Trustee of the maker or constituent of the maker, and in authorized by the maker of by constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal on this the 7th day of June, 2024

Notary Public

My Commission Expires: 3/6/27

AFFIDAVIT

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 7th day of June, 2024

NOTARY PUBLIC

My Commission Expires:

Map & Parcel No.: 086-12-0A-068.00-CO

Name and address of new owner:
Send tax bills to:
Angela M. Austin
812 Bloomdale Trace
Hermitage, TN 37076

KRISTI MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Certificate of Authenticity

I, **Kristi McCoy**, 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 7, 2024.**

Kristi McCoy 6/7/24

Name: **Kristi McCoy**
Title: **Title Agent**

STATE OF **Tennessee**
COUNTY OF **Wilson**

Sworn to and subscribed before me on **June 7, 2024.**

Kelsey Pitman

Notary Public: **Kelsey Pitman**
My Commission Expires: **09/21/2024**

