This Instrument Prepared by:
Bryan C. De Cuir, Attorney at Law
1114 West Main Street
Franklin, TN 37064
Telephone: (615) 673-8337

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration for this transfer is $0.00

Affiant

BRYAN C. DE CUIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 5-16-2026

Subscribed and sworn to before me, this 30th day of July, 2024

Notary Public

My Commission Expires: May 16, 2026

Karen Johnson Davidson County
Batch# 1166795 DEEDQC
08/05/2024 03:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240805-0059652

Address of New Owner:	Send Tax Bills to:	Map/Parcel IDs:
Jimmy Ray Austin and Sue Alice Austin, Trustees 203 Tanglewood Drive Mt. Juliet, TN 37122	**NEW OWNER**	**06404004600**

QUITCLAIM DEED

For and in consideration of the sum of ten & no/100 dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Jimmy R. Austin and wife, Sue A. Austin**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer, convey, release and quitclaim to **Jimmy Ray Austin and Sue Alice Austin, as Trustees for The Austin Family Living Trust, Dated July 30, 2024**, hereinafter called the Grantee, heirs and assigns, Grantor's entire right, title and interest in and to certain tracts of land, together with all improvements located thereon, described as follows:

> BEING Lot No. 14B on the plan of Zone Lot Division Lot 14, Lake Country, as of record in Book 5800, Page 353, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Jimmy R. Austin and wife, Sue A. Austin by Warranty Deed from Jeffery Kent Palmer and wife, Virginia M. Palmer, dated December 31, 1985 and recorded January 14, 1986 and of record in Book 6761, Page 795, Register's Office for Davidson County, Tennessee.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as: **306 Woodview Court, Old Hickory, TN 37138**

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 30th day of July, 2024.

Jimmy R. Austin

Sue A. Austin

STATE OF TENNESSEE

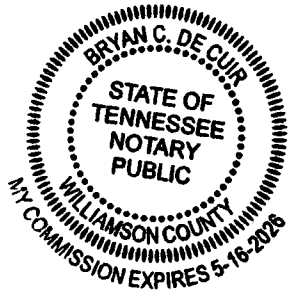
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jimmy R. Austin and Sue A. Austin**, the Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of July, 2024.

Notary Public

[SEAL]



My Commission Expires: May 16, 2026

CERTIFICATE OF AUTHENTICITY

I, **BRYAN C. DE CUIR**, 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 **July 30, 2024**.

Affiant Signature

7.30.2024
Date

STATE OF TENNESSEE

COUNTY OF Wilson

Sworn to and subscribed before me this 30 day of July, 2024.

Notary's Signature

My Commission Expires: 6.28.2026

DAVID S GERKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON