THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Subscribed and sworn to before me this 8 day of August, 2024.

Notary Public **Affiant**
My Commission Expires: _____

DENA A ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-01-2028

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Terry Augustin and Kathy Russell, Co-Executors of the Estate of Louis Augustin 6183 Kenwood Drive Goodlettsville, TN 37072	Same as New Owner.	Map 42.07 Parcel 61.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **WANDA SUE PRICE AUGUSTIN**, by these presents does hereby quitclaim and convey unto **TERRY AUGUSTIN and KATHY RUSSELL, CO-EXECUTORS OF THE ESTATE OF LOUIS AUGUSTIN** and its successors, heirs, and assigns, all her right, title and interest in and to the following described tract of land located in Davidson County, Tennessee:

Situated in Davidson County, Tennessee, being Lot No. 24 on the Map of Haven Acres, Section II, of record in Book 2331, page 139, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Louis P. Augustin and Wife, Barbara J. Augustin by deed dated November 1, 1996 of record in Book 10247, Page 407, said Register's Office for Davidson County, Tennessee.

The said Barbara J. Augustin died on or about June 26, 2009, leaving Louis P. Augustin surviving tenant by the entirety. The said Louis P. Augustin died testate on May 23, 2024. Pursuant to his Last Will and Testament being filed in the Davidson County Seventh Circuit Court of Davidson County, Tennessee (Probate Division), under Docket No. 24P1462, said real property is to be administered as part of the Estate, subject to the control of the Co-Personal Representatives, Terry Augustin and Kathy Russell.

This is improved property commonly known as: **220 Diane Drive, Madison, TN 37115**

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Karen Johnson Davidson County
Batch# 1203463 DEEDQC
11/13/2024 08:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241113-0088113

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Witness my hand this 8th day of August, 2024, the bargaining party, having caused my name to be signed hereto on said day and date.

WANDA SUE PRICE AUGUSTIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin Freeman Park, a Notary Public in and for said County and State, **WANDA SUE PRICE AUGUSTIN**, the within named bargainor, 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 at Goodlettsville, Tennessee, this the 8th day of August, 2024.

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

NOTARY PUBLIC
My Commission Expires: 1/31/26

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **8/8/24** [DATE].

AFFIANT SIGNATURE

8/8/24
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **8th** day of **August**, 2024.

Notary Signature
My Commission Expires: _____
[SEAL]

