Karen Johnson Davidson County
Batch# 1207329 DEEDQC
11/20/2024 03:54:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241120-0090706

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, does this day bargain, sell, release, remise, quitclaim and convey her interest unto Angela Mari Austin-Haston aka Angela Mari Austin as Trustee of The Angela Austin-Haston 2024 Revocable Living Trust, 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.

Being the same property conveyed to Angela M. Austin by Quitclaim Deed from Angela M. Austin-Haston and Jim L. Haston as Trustees of the Haston 2012 Family Trust Dated March 15, 2012 dated May 30th, 2024, recorded June 7th, 2024 of record in Instrument Number 20240607-0042888, 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 19th **day of November, 2024.**

Angela M. Austin

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Angela M. Austin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 19th day of November, 2024.

Kristi McCoy

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/6/27

COUNTY OF WILSON
KRISTI MCCOY
STATE OF TENNESSEE NOTARY PUBLIC

AFFIDAVIT

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

Joshua Howell
Affiant

Subscribed and sworn to before me this 19th day of November, 2024.

Kristi McCoy
NOTARY PUBLIC

My Commission Expires: 3/6/27

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

COUNTY OF WILSON
KRISTI MCCOY
STATE OF TENNESSEE NOTARY PUBLIC

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 November 19, 2024.

Kristi McCoy 11/19/24

Name: Kristi McCoy
Title: Title Agent

STATE OF Tennessee
COUNTY OF Wilson

Swom to and subscribed before me on November 19, 2024.

Notary Public: Josh Howell



My Commission Expires: 12/01/2025