Karen Johnson
Batch # 1255721
04/02/2025 11 21 17 AM
Fees $22 00 Taxes $0 00
Davidson County
DEEDQC
4 pgs
20250402-0025034

This Instrument Prepared By: Marissa Knight, Esq.
2126 21st Avenue, South
Nashville, Tennessee 37212

| Name & Address of New Owner: | Send Tax Bills To: | Map & Parcel Number. |
|---|---|---|
| Wanda Augustine<br>710 Yowell Ave.<br>Nashville, TN 37115 | Wanda Augustine<br>710 Yowell Ave<br>Nashville, TN 37115 | 052-02-0-034<br>*No title search was completed* |

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and the mutual covenants and duties of the parties, Lucille Dufty-Price (hereinafter "Grantor"), hereby conveys, remises, releases and forever quitclaims unto Wanda Augustin (hereinafter "Grantee"), her successors and assigns, all her right, title and *any potential marital interest she might have* in a certain tract and parcel of land attached to the property located at 710 Yowell Avenue in Madison Tennessee 37115 and being more particularly described as the following tract of real estates:

> Land in Davidson County, Tennessee, being Lot No. 15 and THE WESTERLY ½ of Lot No. 16, Block "F", on the Revised Map of Rainbow Terrance Subdivision, as of record in Book 1130, page 85, Register's Office for said County, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Wanda Augustine by Quitclaim Deed from Hilton Price dated April 3, 2024 and recorded April 4, 2024, in Record Book 20240408-0024881, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Wanda Augustine (formerly Wanda Price) and Hilton Lee Price by Quitclaim Deed from Wanda Augustine (formerly Wanda Price) dated March 1, 2022 and recorded March 7, 2022, in Record Book 20220307-0025570, Register's Office for Davidson County, Tennessee
>
> Being the same property conveyed to Hartwell E Price and Wanda Price by Quitclaim Deed from Hilton Lee Price *and joined by Lucille Price to convey any marital rights*, dated August 24, 2004 and recorded December 13, 2004, in Record Book 20041213-147721, Register's Office for Davidson County, Tennessee. Hartwell E. Price having died in 2005. Wanda Price and Wanda Augustine being one and the same person.

Being the same property conveyed to Hartwell E Price and wife, Wanda Price and Hilton Lee Price, as joint tenants with the right of survivorship by Warranty Deed from Joyce O. Scoggins, dated November 29, 1995 and recorded November 30, 1995, in Record Book 9873 page 758, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Property. Grantor only conveys Grantor's interest in the Property.

This conveyance is further subject to taxes for the year 2025, which have been assumed by the Grantee. Grantee further assumes responsibility for all rollback taxes, if any, assessed against the Property.

Witness my hand this 2nd day of April, 2025. Wanda S. Augustine
WANDA AUGUSTINE

**STATE OF TENNESSEE )**
**COUNTY DAVIDSON )**

Personally, appeared before me, the undersigned Notary Public, in and for said County and State, the within named Wanda Augustine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 2nd day of April, 2025

CHRISLYN MAKENZIE CLARK
TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC: Chrislyn Clark

My commission expires: 03/08/2028

**AFFIDAVIT**

**STATE OF TENNESSEE )**
**COUNTY DAVIDSON )**

The undersigned parties, after being first duly sworn according to law, does make oath and affirm that the actual consideration of value of this transfer is $0.00 and that this Quit Claim Deed was executed and delivered in accordance with the terms of a *Marital Dissolution Agreement* in the case of Lucille Dufty-Price v. Hilton Price, Circuit Court for Davidson County, Tennessee case No. 24D819.

Wanda Augustine
WANDA AUGUSTINE

Chrislyn Clark
NOTARY PUBLIC

Witness my hand and official seal this the 2nd day of April, 2025.

My Commission Expires: 03/08/2028

CHRISLYN MAKENZIE CLARK
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Witness my hand this 27 day of March, 2025. Lucille Dufty-Price
LUCILLE DUFTY-PRICE

**STATE OF TENNESSEE )**
**COUNTY DAVIDSON )**

Personally, appeared before me, the undersigned Notary Public, in and for said County and State, the within named Lucille Dufty-Price, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained

Witness my hand and official seal this the 27 day of March, 2025

JACQUIE BURKHART STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 19, 2025

NOTARY PUBLIC: Jacquie Burkhart

My commission expires: 02.26.29

**AFFIDAVIT**

**STATE OF TENNESSEE )**
**COUNTY DAVIDSON )**

The undersigned parties, after being first duly sworn according to law, does make oath and affirm that the actual consideration of value of this transfer is $0.00 and that this Quit Claim Deed was executed and delivered in accordance with the terms of a *Marital Dissolution Agreement* in the case of Lucille Dufty-Price v Hilton Price, Circuit Court for Davidson County, Tennessee case No. 24D819.

Lucille Dufty-Price
LUCILLE DUFTY-PRICE

Jacquie Burkhart
NOTARY PUBLIC

Witness my hand and official seal this the 27 day of March, 2025.

My Commission Expires: 02.26.29

JACQUIE BURKHART STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 19, 2025