Karen Johnson Davidson County
Batch# 1283101 DEEDQC
06/09/2025 09:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250609-0044918

This Instrument Prepared By:

Jennifer Dunlap Stacey Attorney
554 Franklin Road, Suite 103
Franklin, Tennessee 37069

Name and Address of New Owner:

Austin R. Augsburger
1309 60th Avenue North
Nashville, TN 37209

Send Tax Bills To:

New Owner

Map-Parcel: 091-06Z-200.00CO

*This instrument was prepared based upon information from the parties without legal counsel as to the legal consequences or any tax related matters. No independent title search or settlement was preformed and the preparer shall not be responsible for any matter that would have been revealed by a title search, settlement or counsel as to legal consequences or tax related matters.*

# QUITCLAIM DEED

For and in consideration of the sum of Ten And No/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, ELLIS RAY AUGSBURGER AND WIFE, CELIA JAN AUGSBURGER, hereinafter called the Grantor, hereby convey and quitclaim unto AUSTIN R. AUGSBURGER, an unmarried man, hereinafter called Grantee, his heirs and assigns, all of their right, title and interest, if any, in and to that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of 6001 Pennsylvania Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20160822-0087594, 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 conveyed to Austin R. Augsburger, an unmarried man and Ellis Ray Augsburger, a married man, as joint tenants with rights of survivorship by Warranty Deed from Regal Homes Co., of record in Instrument No. 20160907-0093940, Register's Office of Davidson County, Tennessee.

This is improved property known as 1309 60th Avenue North, Nashville, Tennessee 37209

WITNESS my hand on this 3 day of June, 2025.

ELLIS RAY AUGSBURGER

CELIA JAN AUGSBURGER

STATE OF ILLINOIS
COUNTY OF WOODFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Ellis Ray Augsburger and wife, Celia Jan Augsburger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they, the within named bargainor, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office on this 3 day of June, 2025.

Notary Public

My Commission Expires: 12-4-2026

OFFICIAL SEAL
VENUS A WHITFIELD
Notary Public, State of Illinois
Commission No. 886400
My Commission Expires
December 04, 2026

STATE OF IL
COUNTY OF WOODFORD

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed to before me on this 3 day of June, 2025.

Notary Public

My Commission Expires:

12-4-2026

OFFICIAL SEAL
VENUS A WHITFIELD
Notary Public, State of Illinois
Commission No. 886400
My Commission Expires
December 04, 2026

**True Copy Certification**

I, Yvette Meldrum, 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 4, 2025

Signature
June 4, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this June 4, 2025

Notary's Signature

My Commission Expires: 8.12.28

