WARRANTY DEED

Karen Johnson Davidson County
Batch# 1283101 DEEDWARR
06/09/2025 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20250609-0044919

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JUNE, 2025.

Megan Crawford
Notary Public

MY COMMISSION EXPIRES: 10-25-26
(AFFIX SEAL)

MEGAN CRAWFORD
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 10-25-2026

THIS INSTRUMENT WAS PREPARED BY
Jennifer Stacey, Southern Estates Title & Escrow, LLC, 554 Franklin Road, Suite 103, Franklin, TN 37069

File No.: 25-0173

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jennifer Dupske and Jacob Lee	Pinnacle Bank ~~New owner~~	091060Z00200CO
(NAME)	(NAME)	
1309 60th Avenue N	21 platform Way S. Ste 3300	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Fifteen Thousand And No/100 Dollars ($615,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, AUSTIN R. AUGSBURGER, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER DUPSKE AND JACOB LEE, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF 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., dated August 31, 2016 and recorded September 7, 2016 in Instrument No. 20160907-0093940, Register's Office of Davidson County, Tennessee, and further conveyed to Austin R. Augsburger, a single man, by quitclaim deed from Ellis Ray Augsburger and wife, Celia Jan Augsburger, of record in Instrument No. _____, said Register's Office.

unimproved ☐
This is improved ☑ property, known as 1309 60th Avenue N, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 our hands this 3 day of June, 2025.

Austin R. Augsburger

STATE OF ILLINOIS
COUNTY OF WOODFORD

On this 3rd day of June, 2025, before me personally appeared Austin R. Augsburger, to me known to be the person (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal at Benson (Woodford Cty) Illinois this 3 day of June, 2025.

Commission Expires: 12-4-2026

Venus A Whitfield
Notary Public

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

