NEW OWNER:

Samanatha Jane Austin, Trustee
2319 Revere Place
Nashville, Tennessee 37214

THIS INSTRUMENT PREPARED BY:

ROCHELLE, McCULLOCH & AULDS, PLLC
109 North Castle Heights Avenue
Lebanon, Tennessee 37087

SEND TAX BILLS TO:
New Owner

Map & Parcel: 084 15 0 123.00

Space for Recorder's stamp

Karen Johnson
Batch # 1291754
06/30/2025 12 21 38 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250630-0051363

PREPARED FROM INFORMATION
SUPPLIED BY THE PARTIES
NO TITLE OPINION REQUESTED
NO TITLE SEARCH REQUESTED OR
PERFORMED
DESCRIPTION FROM PRIOR DEED

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 of which is hereby acknowledged, I, **SAMANTHA JANE AUSTIN (SAMANATHA JANE AUSTIN)**, do hereby convey and quitclaim unto **SAMANATHA JANE AUSTIN TRUSTEE OF THE SAMANATHA JANE AUSTIN REVOCABLE TRUST DATED JUNE 25, 2025**, her heirs, successors and assigns, forever, all of our right, title and interest in and to the following tracts or parcels of land, situate and lying in Davison County, Tennessee, described as follows, to-wit:

> BEING Lot No. 11, on the Plan of Section I, Castlewood Estates, as of record in Book 2331, page 72, Register's Office for said County. Said Lot No. 11 fronts 90.9 feet on the south side of Revere Place and extends back 248 feet on the west line and 262.6 feet on the east line, to a deadline in the rear on which it measures 148 feet.

THIS conveyance is made subject to restrictions of record in Book 1726, page 191, and Book 2450, page 469, said Register's Office, and to Owner's certificate, 65-foot setback line from Revere Place, 10-foot easement for public utilities along the south rear line; and an anchor easement 2-1/2 x 20 feet on Revere Place at the west front corner of the lot as shown on recorded plan of record in Book 2331, page 72, said Register's Office.

Being the same property conveyed to Bobby G. Austin and wife, Samantha Jane Austin (Samanatha Jane Austin), by that deed from Robert Jerry Jackson and wife, Carol Dean Jackson, dated November 25, 1970, of record in **Book 4464, Page 130**, Register's Office for Davidson County, Tennessee. Bobby G. Austin and Samanatha Jane Austin remained married without intervening divorce or legal separation until his death on July 16, 2023, whereby the property vested in Samanatha Jane Austin as the surviving tenant by the entirety

This is the improved property located at 2319 Revere Place, Nashville, Tennessee 37214.

WITNESS MY SIGNATURE this 25th day of June 2025.

Samantha Jane Austin

SAMANTHA JANE AUSTIN (SAMANTHA JANE AUSTIN)

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public of the state and county aforesaid, SAMANTHA JANE AUSTIN (SAMANATHA JANE AUSTIN), with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of June 2025.

ELLIOTT M BENSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES NOVEMBER 26, 2028

Notary Public

My commission expires

T.C.A. § 67-4-409(a)(1)(C)(vi) exempts this instrument from tax and T.C.A. § 67-4-409(a)(1)(E) further provides the valuation oath is unnecessary, the instrument being used to evidence transfer of title to the property to a revocable living trust created by transferor.