AFTER RECORDING RETURN TO:
Steven Augustine and Erika Augustine f/k/a Ericka Teufel
2407 Dennywood Drive
Nashville, TN 37214
File No. H-279299-SFB

Karen Johnson Davidson County
Batch# 1303430 DEEDQC
07/29/2025 03:21:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250729-0059984

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 084 11 0 218.00

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 24 day of July, 20 25, by and between **Steven Augustine and Erika Augustine f/k/a Ericka Teufel, husband and wife, who both took title as single,** residing at 2407 Dennywood Drive, Nashville, TN 37214, hereinafter referred to as Grantor(s) and **Steven Augustine and Erika Augustine, husband and wife, as tenants by the entirety,** residing at 2407 Dennywood Drive, Nashville, TN 37214, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 2407 Dennywood Drive, Nashville, TN 37214

Being the same property conveyed to the Grantor(s) in a Deed recorded on 9/26/2018 under Instrument No. 20180926-0095352 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Steven Augustine

Erika Augustine f/k/a Ericka Teufel

f.k.a.

f.k.a

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Steven Augustine and Erika Teufel, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN, this 24 day of July, 2025

Notary Public

My Commission expires: 07/05/28

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

f.k.a. Stark

Affiant

Print Name: Erika Augustine f.k.a. Erika Teufel/ Steven Augustine

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn to before me this 24 day of July, 2025

Notary Public
My Commission Expires: 07/03/28

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Steven Augustine and Erika Teufel
2407 Dennywood Drive
Nashville, TN 37214

Name and address of property owner:

Steven Augustine and Erika Teufel
2407 Dennywood Drive
Nashville, TN 37214

Tennessee Certification of Electronic Document

I, Alexis Abrams, 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 7/24/25 (date of document).

Alexis Abrams

Affiant Signature

7/24/25

Date

STATE OF Rhode Island
COUNTY OF Kent

Subscribed and sworn to before me this 24 day of July, 2025.

Notary Public
My Commission Expires: 12/16/25

ALEXANDRA MEROLLA
Notary Public, State of Rhode Island
My Commission Expires Dec. 15, 2026

EXHIBIT A
LEGAL DESCRIPTION

A certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of Maplecrest, as of record in Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Parcel ID: 084 11 0 218.00

Property commonly known as: 2407 Dennywood Drive, Nashville, TN 37214