Karen Johnson
Batch # 1311482
08/18/2025 04:14:21 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250818-0065893

File No.

QUITCLAIM DEED

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 day of August, 2025.

Notary Public

MY COMMISSION EXPIRES: February 21, 2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027
This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied, see Deed Disclaimers

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DEAS II, LLC	Same as New Owner	Map – 070 Group – 09 0 Parcel – 097.00
(NAME) 2014 Waterstone Drive	(NAME)	
(ADDRESS) Franklin, TN 37069	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Patricia Lynn Veach Fuqua, unmarried
and
Suzanne Marie Veach Austad, unmarried

HEREINAFTER CALLED THE GRANTOR(S), DO (ES) HEREBY **QUITCLAIM**, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ANY AND ALL INTEREST HELD, UNTO

DEAS II, LLC, a Tennessee limited liability company,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a lot of land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being a part of the J.E. Curtis property, described as follows:

BEGINNING in the center of Alpine Avenue at G. Zohrlaut's northeast corner; thence westerly with Zohrlaut's north line 80 feet to a point in such line; thence running northerly and parallel with Alpine Avenue 185 feet to a point in the south line of a lot conveyed to R.B. Thurber by deed of record in Book 741, page 35, Register's Office for said County; thence easterly with Thurber's south line 89 feet to the center of Alpine Avenue; thence with the center of said Avenue, southerly 185 feet to the beginning.

Being the same property conveyed to Patricia Lynn Veach Fuqua and Suzanne Marie Veach Austad, and or to the survivor of such persons, by Quitclaim Deed from Calvin Veach, a widower, dated January 9, 2003 and filed of record January 10, 2003 as Instrument No. 20030110-0004470, Register's Office for Davidson County, Tennessee.

Pursuant to Tenn. Code Ann. S 66-24-121 (a), the legal description is the same as in the previous deed of record.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2161 Alpine Avenue, Nashville, Tennessee 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hands this 18 day of August, 2025.

Patricia Lynn Veach Fuqua
Patricia Lynn Veach Fuqua

Suzanne Marie Veach Austad
Suzanne Marie Veach Austad

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Patricia Lynn Veach Fuqua and Suzanne Marie Veach Austad** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 18 day of August, 2025.

Commission expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

Deed Disclaimers

Preparer of this instrument is NOT a Closing Agent under Section 6045 of the Internal Revenue Code, as Amended by the Tax Reform Act of 1986, or Otherwise Amended, in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Was Provided ALL Information by the First Party and/or prepared this Instrument based on the prior Deeds and Releases of record. Preparer has not performed a title search on the Real Property and makes NO Representations Concerning the Accuracy of Such Information in Relation to the Real Property Conveyed Herein.

Preparer of this Instrument Makes NO Warranties as to the Merchantability or Status of Title in Relation to the Real Property Conveyed Herein.