Karen Johnson Davidson County
Batch# 1415713 DEEDQC
05/05/2026 12:14:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260505-0040317

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE-- Affiant Subscribed and sworn to before me this 28th day of April, 2026. Notary Public My Commission Expires:

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Penny Smith Austermiller, Trustee 8905 Palmer Private Way Brentwood, TN 37027	SAME	147 08 0 217.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Penny Smith Austermiller**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the

subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Penny Smith Austermiller, Trustee of the Penny Smith Austermiller Living Trust, established by the Revocable Trust Agreement of Penny Smith Austermiller dated April 28, 2026**, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 28th day of April, 2026.

Penny Smith Austermiller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Penny Smith Austermiller, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 28th day of April, 2026.

My Commission Expires:

JEFFREY MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2026

Notary Public

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being Lot 42 on the Plan of Section 4, Beverly Heights, of record in Book 5200, Page 263, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Roger Austermiller and Penny Austermiller, husband and wife, by Warranty Deed from Arup Banyopadhyay and Nandita Bandyopadhyay, of record in Instrument Number 20170131-0010390, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Penny Smith Austermiller by deed from Roger Scott Austermiller of record as Instrument No. 20230828-0066867, Register's Office for Davidson County, Tennessee.

This is improved property known as 116 Lanewood Court, Nashville, Tennessee 37211.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 April 28, 2026.

05/05/2026
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of May, 2026.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

