

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

May 26, 2020 11:20 AM Fee: \$30.00

2020083773

Electronically Recorded

RETURN TO:
6008 SMITH OAK TRAIL
AUSTIN, TX 78749

PREPARED BY:
ANITA MILLER, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
8915 DAWN RIDGE DR
HOUSTON, TX 77071

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS
COUNTY OF

TRAVIS

KNOW ALL BY THESE PRESENTS:

GENERAL WARRANTY DEED

THAT THE UNDERSIGNED, ANDREW R. TERRY, WHO ACQUIRED TITLE AS A SINGLE PERSON; AND SHANNA J. DILLER, NOW KNOWN AS SHANNA D. TERRY, WHO ACQUIRED TITLE AS A SINGLE PERSON, of 6008 SMITH OAK TRAIL, AUSTIN, TX 78749, hereinafter called "GRANTOR," for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars to the undersigned in hand paid by ANDREW R. TERRY AND SHANNA D. TERRY, A MARRIED COUPLE, of 6008 SMITH OAK TRAIL, AUSTIN, TX 78749, hereinafter called "GRANTEE," the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto the said Grantee, the real property described as follows, to wit:

LOT 6, BLOCK A, OF WESTCREEK SECTION TWO, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 76, PAGE 124, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

APN: 311356

Property Address: 6008 SMITH OAK TRAIL, AUSTIN, TX 78749

TO HAVE AND TO HOLD, the above described premises, together with all the singular rights and appurtenances thereunto in anywise belonging, unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantors' heirs, executors, administrators, successors and/or assigns to **WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor(s) has/have signed and sealed this 2nd day of May, 20 .

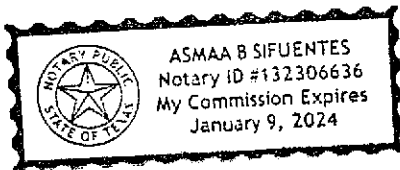
[Signature]
ANDREW R. TERRY

[Signature]
SHANNA J. DILLER, N/K/A SHANNA D. TERRY

STATE OF TEXAS
COUNTY OF TARRANT

On 5/2/20 before me, Asmaa B Sifuentes, personally appeared **ANDREW R. TERRY AND SHANNA J. DILLER, N/K/A SHANNA D. TERRY** personally known to me and acknowledged to me that (he/she/they) executed the same in (his, her, their) authorized capacity.

WITNESS my hand and official seal.



[Signature]
SIGNATURE OF NOTARY PUBLIC
MY COMMISSION EXPIRES ON: 1/09/24

(seal)