QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 09/01/05 11:09 2 pgs
Fees:12.00 Taxes:0.00

20050901-0104980

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THOMAS D. LARSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 25, 2009

THIS INSTRUMENT WAS PREPARED BY
Richmond Title Services, 209 10th Avenue South, Suite 349, Nashville, TN 37203
Amy Boykin

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carla J. Osborne Sam Osborne	Carla J. Osborne Sam Osborne	084.11-0-215.00
(NAME) 2401 Dennywood Dr.	(NAME) 2401 Dennywood Dr.	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 2004482

For and consideration of the sum of one dollar, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Carla J. Ryman, now known as Carla J. Osborne hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey and quitclaim unto Carla J. Osborne and husband, Sam Osborne hereinafter called the GRANTEES, their heirs and assigns, forever, all right, title and interest in the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

See Attached Exhibit "A" Hereto And Made A Part Hereof As If Fully Copied Verbatim Herein

unimproved ☐
This is improved ☒ property, known as 2401 Dennywood Dr. Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my hand this 18th day of August, 2005.

Carla J Osborne
Carla J. Ryman, now known as Carla J. Osborne

STATE OF TN
COUNTY OF Davidson

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

Witness my hand and official seal at Davidson County this 18th day of August, 2005.

Commission expires:

Notary Public

THOMAS D. LARSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 25, 2009

File No.: 20042569

EXHIBIT A

The North part of Lot no. 163 on the Map of Maplecrest of record in Book 1835, Pages 27 and 28, Register's Office for said County, and described as follows:
Beginning at a point in the South margin of Dennywood Drive at the corner of Lots Nos. 163 and 164; thence with the line between said lots, Southerly 119.83 feet to a point which is 10.17 feet North of the corner of Lots 162, 163, and 164; thence Northwesterly parallel to the line between Lots 163 and 162 and 10 feet North of the same, 136 feet more or less to the east margin of Smithwood Drive; thence Northerly with the margin of said drive 118.8 feet to the beginning of the curve; thence with the margin of the same Southeasterly 120 feet to the point of beginning.

Being the same property conveyed to Carla J Ryman from Michael K Ryman, Sr. by quitclaim deed dated 5/26/04 and recorded 5/26/04 in Instrument no. 200405260062212 in the Davidson County Recorder's Office.

Being the same property conveyed to Michael K Ryman, Sr and Carla J Ryman, husband and wife from Michael K Ryman, Sr. and Carla J Ryman, husband and wife by quitclaim deed dated 12/21/01 and recorded 1/31/02 in Instrument no. 200201310013808 in the Davidson County Recorder's Office.

Being the same property conveyed to Carla J Ryman from Carla J Ryman and James K Bauman, Jr. by quitclaim deed dated 3/11/98 and recorded 3/24/98 in Book 10850 Page 765 in the Davidson County Recorder's Office.

SMD
CJO