Davidson County DEEDQC
Recvd: 08/13/14 14:56 4 pgs
Fees:22.00 Taxes:0.00
20140813-0073235

THIS INSTRUMENT PREPARED BY:
Lance Schneider
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

QUIT CLAIM DEED

New Owner(s) Address and mail tax statements to:
Wilma D. Osborne
644 Old Lebanon Dirt Road
Hermitage, TN 37076

Property Tax ID#: 086-04-0-038.00
Order #: 100391664

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, WILMA D. OSBORNE f/k/a WILMA D. SURRENCY, a married woman, who acquired title as unmarried, herein joined by her spouse TIMMY LERON OSBORNE, as Grantors, and WILMA D. OSBORNE, a married woman, as Grantee, hereby convey all rights, titles and interests that we may have in and to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 086-04-0-038.00

Commonly known as: 644 Old Lebanon Dirt Road, Hermitage, TN 37076

Prior Deed recorded 10/03/1997, in DBV 10633/193; Davidson County Court Clerk's Office.

Witness our hands this the 26th day of July, 2014.

Wilma D. Osborne F/K/A
Wilma D. Surrency
WILMA D. OSBORNE, f/k/a
WILMA D. SURRENCY

Jimmy Leron Osborne
TIMMY LERON OSBORNE

STATE OF TN }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by WILMA D. OSBORNE, f/k/a WILMA D. SURRENCY and TIMMY LERON OSBORNE, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 26th day of July, 2014.

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission expires: MY COMMISSION EXPIRES MARCH 1, 2016

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

Wilma D. Osborne F/K/A
Wilma D. Surrency
WILMA D. OSBORNE, f/k/a
WILMA D. SURRENCY

Jimmy Leron Osborne
TIMMY LERON OSBORNE

Subscribed and sworn to before me this the 26th day of July, 2014.

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary
My Commission expires: MY COMMISSION EXPIRES MARCH 1, 2016

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 180 ON THE PLAN OF RACHEL'S RETREAT, PHASE I, AS OF RECORD IN BOOK 5200, PAGE 516, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 180 FRONTS 81.16 FEET ON THE SOUTHERLY MARGIN OF OLD LEBANON DIRT ROAD AND EXTENDS BACK 110 FEET ON THE EASTERLY LINE AND 124.41 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 77.97 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO WILMA D. SURRENCY, UNMARRIED BY DEED RECORDED ON OCTOBER 3, 1997 IN BOOK 10633 PAGE 193.

Parcel ID: 086-04-0-038.00

Commonly known as 644 Old Lebanon Dirt Road, Hermitage, TN 37076
However, by showing this address no additional coverage is provided

True Copy Certification

I, Joseph Luis Prado, Jr., do hereby make oath that I am licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

Printed Name: Joseph Luis Prado, Jr.

State of California

County of Orange

Personally appeared before me, T. House a notary public for this county and state, Joseph Luis Prado, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/3/15

Notary Seal:

T. HOUSE
Commission # 1923998
Notary Public - California
Los Angeles County
My Comm. Expires Feb 3, 2015