BILL GARRETT, Davidson County
Trans:T20140090758 DEEDQC
Recvd: 12/04/14 09:14 2 pgs
Fees:12.00 Taxes:0.00
20141204-0111072

THIS INSTRUMENT PREPARED BY:
Peter C. Robison, Esq.
P. O. Box 190695
Nashville, Tennessee 37219

EXECUTRIX'S QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Parcel Numbers
Amanda Monesmith-Sawyer 439 Capri Drive Nashville, TN 37209	Same	Parcel No. 090.150.156.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

NATHAN TUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Sworn to and subscribed to before me this 1 day of Dec, 2014.

Affiant – Amanda Monesmith-Sawyer

Notary Public
My Commission Expires: 9/11/2017

FOR AND IN CONSIDERATION OF the terms of the Will of Katherine Juanita Osborne, deceased, of record in the Seventh Circuit Court of Davidson County, Probate Division, Docket No. 14P-870, GRANTOR, AMANDA MONESMITH-SAWYER, as Personal Representative of the Estate of Katherine Juanita Osborne, by these presents does hereby quitclaim and convey to AMANDA MONESMITH-SAWYER, her heirs, personal representatives and assigns, all of her right, title and interest in and to a certain tract and parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 1168 on the Plan of Charlotte Park, Section 16, as of record in Book 3300, page 97, Register's Office for said County.

SAID Lot No. 1168 fronts 65 feet on the westerly side of Capri Drive as measured around a curve, and extends back 207 feet on the northerly line and 169.6 feet on the southerly line, to the low water mark of the Cumberland River, on which it measures 120 feet.

BEING the same property conveyed to Juanita Osborne, an unmarried person, by Hudson & Driver Construction Company

by deed from and recorded in Book 619, page 373 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 439 Capri Drive, Nashville, Tennessee 37209 (Parcel No. 090.150.156.00). This conveyance is subject to taxes for 2014 to be paid by Grantee, and any other matters of record or otherwise which might affect the property, Grantor's intent being only to convey whatever interest in the property the Estate of Katherine Juanita Osborne has, including any and all leases on the property.

IN WITNESS WHEREOF, Grantor has set her hand this 1 day of Dec., 2014.

NATHAN TUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THE ESTATE OF
KATHERINE JUANITA OSBORNE

Amanda Monesmith-Sawyer, Executrix

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Nathan Tucker of the state and county mentioned, personally appeared Amanda Monesmith-Sawyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Personal Representative of the Estate of Katherine Juanita Osborne, the within named bargainor, an estate, and that she as Personal Representative executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate as Personal Representative of the Estate of Katherine Juanita Osborne.

Witness my hand and seal, this 1 day of December, 2014.

Notary Public
My Commission Expires: 9/4/2017