THIS INSTRUMENT PREPARED BY:

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Nashville, TN 37215

Davidson County DEEDQC
Recvd: 04/25/16 14:59 4 pgs
Fees:22.00 Taxes:0.00
20160425-0040103

EXECUTOR' S DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map & Parcel Numbers:
Dustin Romines 715 Cheryl Avenue Madison, TN 37115	New Owner	Map: 052-02 Parcel: 110

WHEREAS, Lisa Marie Osburn a/k/a Lisa Osburn, a resident of Nashville, Davidson County, Tennessee, died on June 22, 2015, owning certain real estate as more particularly described on Exhibit "A" attached hereto (the "Property"); and

WHEREAS, Dustin Romines was appointed Executor of the Estate of Lisa Marie Osburn, deceased, by the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) Docket No. 15P-226; and

WHEREAS, the Last Will and Testament of Lisa Marie Osburn specified that the Property was to be administered as part of the probate estate; and

WHEREAS, Dustin Romines was the sole beneficiary under the Last Will and Testament of Lisa Mari Osburn.

WHEREAS, the Executor desires to convey the Property to Dustin Romines as the sole beneficiary. .

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dustin Romines, Executor of the Estate of Lisa Marie Osburn, deceased does hereby quitclaim, transfer and convey the Property, as described on the attached Exhibit "A" to Dustin Romines, his heirs and assigns.

This is improved property known as 715 Cheryl Avenue, Madison, Tennessee 37115

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of April, 2016.

EXECUTOR

Dustin Romines, Executor of the Estate of Lisa Marie Osburn

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dustin Romines, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executor of the Estate of Lisa Marie Osburn, the within named bargainor, a decedent's estate, and that he, as such Executor, executed the foregoing instrument for the purposes therein contained, by signing the name of the decedent's estate by himself as Executor.

Witness my hand and official seal at Nashville, Tennessee, this 25 day of April, 2016.

NOTARY PUBLIC

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 3, 2016

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is: $ -0-.

Affiant

Subscribed and sworn to before me, this 25th day of April, 2016.

Notary Public

My Commission Expires: _____

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 3, 2016

THIS INSTRUMENT WAS PREPARED BASED ON INFORMATION PROVIDED BY THE PARTIES WITHOUTH BENEFIT OF A TITLE SEARCH

Exhibit "A"

LAND in Davidson County, Tennessee, being Lot Nos. 37 and 38 of Block "C" on the Revised Map of Rainbow Terrace Subdivision as of record in Book 1130, Page 85 (erroneously stated as Page 65 in previous deeds of record in Instrument No. 20010201-0010121 and Book 8364, Page 650), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Lisa Osburn, of record by Instrument No. 20051028-0130397 in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

