Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Steve E. Osborne, Jr. **2012 Eastland Avenue** **Nashville, Tennessee 37206**	**Map/Parcel** **083-06-0/399.00**	**Steve E. Osborne, Jr.** **2612 Colbert Drive** **Nashville, Tennessee 37206**
This instrument prepared by: Carter Shelton, PLC 2021 Richard Jones Road, Suite 240, Nashville, TN 37215		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **SANDRA E. MARLIN and STEVE E. OSBORNE, JR., AS SUCCESSOR CO-TRUSTEES OF THE LUCILLE B. HESS REVOCABLE LIVING TRUST AGREEMENT** (the "Grantors"), by these presents hereby transfer, assign, and quitclaim to **STEVE E. OSBORNE, JR.** (the "Grantee"), Grantee's successors and assigns, all of Grantors' right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated hereby by reference (the "Property").

This is improved property known as **2012 Eastland Avenue, Nashville, Tennessee 37206**.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $-00-.

Affiant

Subscribed and sworn to before me this 26 day of April, 2017.

JENNIFER DISMUKES BERKOS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JANUARY 6, 2020

Notary Public
My Commission Expires: 1/6/20

BILL GARRETT, Davidson County
Trans:T20170036812 DEEDQC
Recvd: 05/02/17 09:32 3 pgs
Fees:17.00 Taxes:0.00
20170502-0042889

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property including, but not limited to, those set forth in Exhibit A.

Grantors and Grantee acknowledge that this Quitclaim Deed was prepared from information in prior deeds; that no request was made that Brett Carter or Carter Shelton, PLC perform a title examination; and that neither Brett Carter nor Carter Shelton, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

IN WITNESS WHEREOF, the Grantors have executed this Quitclaim Deed this 26th day of April, 2017.

SANDRA E. MARLIN, Co-Trustee

STEVE E. ~~OSBORNE~~, JR., Co-Trustee

as successor Co-Trustees of the Lucille B. Hess Revocable Living Trust Agreement (BES)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SANDRA E. MARLIN and STEVE E. OSBORNE, JR.**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal on this the 26th day of April, 2017.

Notary Public

My Commission Expires: 10/31/17

BRIAN S. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires OCT 31, 2017

EXHIBIT A

(Legal Description of the Property)

A tract of land in the city of Nashville, formerly in the 11th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING on the southerly margin of Eastland Avenue, formerly the Vaughn Pike, at a point 93 feet east of the southeast corner of said Avenue and 19th Street, formerly Tillman Avenue, as the same is located on the Map of McEwen Place, as of record in Book 332, page 133, Register's Office, Davidson County, Tennessee; thence with the southerly margin of Eastland Avenue, eastwardly 100 feet; thence at right angles southwardly 180 feet to the northerly margin of a proposed alley; thence with said alley, westwardly 100 feet; thence at right angles, northwardly 180 feet to the beginning.

Being the same property conveyed to Lucille B. Hess, Trustee of the Lucille B. Hess Revocable Living Trust Agreement, by instrument of record at Book 10882, page 756, Register's Office for Davidson County, Tennessee. Lucille B. Hess having since died and leaving Sandra E. Marlin and Steve E. Osborne, Jr. as the successor Co-Trustees of the Lucille B. Hess Revocable Living Trust Agreement as amended by the First Amendment to Revocable Living Trust Agreement of Lucille B. Hess, dated February 15, 2006.