| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| **Steve E. Osborne, Jr.**<br>**Juanita M. Osborne**<br>**2012 Eastland Avenue**<br>**Nashville, Tennessee 37206** | **Map/Parcel**<br><br>**083-06-0/399.00** | **Steve E. Osborne, Jr.**<br>**Juanita M. Osborne**<br>**2012 Eastland Avenue**<br>**Nashville, Tennessee 37206** |
| This instrument prepared by: Carter Shelton, PLC<br>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, **STEVE E. OSBORNE, JR.** (the "Grantor"), by these presents hereby transfers, assigns, and quitclaims to **STEVE E. OSBORNE, JR., and wife, JUANITA M. OSBORNE, as tenants by the entirety** (the "Grantees"), Grantees' successors and assigns, all of Grantor's 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.**

Bill Garrett Davidson County
Batch# 21012 DEEDQC
11/01/2017 03:59:40 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20171101-0112282

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Brett Carter
Affiant

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

JENNIFER DISMUKES BERKON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JANUARY 6, 2020

Jennifer Dismukes Berkon
Notary Public
My Commission Expires: 1/6/20

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.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed this 26th day of October, 2017.

**STEVE E. OSBORNE, JR.**

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 **STEVE E. OSBORNE, JR.**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 1/6/20

JENNIFER DISMUKES BERKON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JANUARY 6, 2020

**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 Steve E. Osborne, Jr., by instrument of record at 20170502-0042889, Register's Office for Davidson County, Tennessee.