Karen Y Johnson Davidson County
Batch# 137859 DEEDQC
09/07/2018 09:58:50 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180907-0088702

This Instrument Prepared By:
Marshall & Associates, PLLC
Lindsey L. Lawrence
10574 Lebanon Road
Mt. Juliet, Tennessee 37122

FROM: ESTATE OF STEVEN BRYAN OSBORNE

TO: JANET OSBORNE

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Janet Osborne **1034 Fontaine Drive** **Goodlettsville, TN 37072**	**Janet Osborne** **1034 Fontaine Drive** **Goodlettsville, TN 37072**	**33 143**

STATE OF TENNESSEE)

COUNTY OF WILSON)

The actual consideration for this transfer is $0.00.

Janet Osborne, executrix, Estate of Steven Bryan Osborne, affiant

JANET OSBORNE, Executrix,
Estate of STEVEN BRYAN OSBORNE, Affiant

Subscribed and sworn to under oath before me this 18th day of April, 2018.

Heather M. Yates
Notary Public

HEATHER M. YATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 8, 2019

My Commission Expires: 01-08-2019

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named, JANET OSBORNE, Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JANET OSBORNE, Executrix of the Estate of STEVEN BRYAN OSBORNE, Grantor, does hereby quitclaim, transfer and convey to JANET OSBORNE, all interest, right and ownership it may have to the following parcel of real estate located in Davidson County, Tennessee, as described in **Exhibit A.**

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 18th day of April, 2018.

Janet Osborne, executrix, Estate of Steven Bryan Osborne, Affiant

JANET OSBORNE, Executrix,
Estate of STEVEN BRYAN OSBORNE, Affiant

STATE OF TENNESSEE)

COUNTY OF WILSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared JANET OSBORNE, Executrix of the Estate of STEVEN BRYAN OSBORNE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged herself to be JANET OSBORNE, Executrix of the Estate of STEVEN BRYAN OSBORNE, and whom upon further oath acknowledged that they executed the foregoing instrument for the purposes therein contained by signing their names.

Witness my hand and seal this the 18th day of April, 2018.

Heather M. Yates
Notary Public

HEATHER M. YATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 8, 2019

My Commission Expires: 01-08-2019

EXHIBIT A

Land in the 10 Civil District of Davidson County, Tennessee, being Lot No. 64 of Plantation Estates, Section II, as of record in Book 3842, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is here made for description.

Being the same property conveyed to Steven Osborne by the Last Will and Testament of Opie L. Osborne (Landon B. Osborne being deceased at the time) dated the 4th day of December 1997.

Being the same property conveyed to Landon B. Osborne and wife, Opie L. Osborne by warranty deed from John B. Gibbs and wife, Betty L. Gibbs, of record in Book 4162, page 28, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John B. Gibbs and wife, Betty L. Gibbs by deed from John R. Ozier and wife, Mildred L. Ozier, as of record in Book 3992, page 902, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements, and setback lines that are applicable to the above described property.

The said property is located at 1034 Fontaine Drive, Goodlettsville, Tennessee 37072.

This Deed was created with information provided by the parties, and without the aid of a title search.