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QUITCLAIM DEED

Karen Y Johnson Davidson County
Batch# 169777 **DEEDQC**
12/04/2018 08:35:08 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20181204-0117950

STATE OF TEXAS
COUNTY OF Tarrant

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$0.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF November, 2018.

Notary Public

MY COMMISSION EXPIRES: 06/08/2021
(AFFIX SEAL)

DULCE VALENCIA NOTARY PUBLIC STATE OF TEXAS NOTARY ID 131078[illegible]

THIS INSTRUMENT WAS PREPARED BY
Clark Hill Strasburger
2600 Dallas Parkway, Suite 600
Frisco, TX 75034

ADDRESS OF GRANTEE +B AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vicki Lynn Osier, Trustee of the 2015 Haley Osier Trust	**Same**	**118-1-4V-1.00**
(NAME)	(NAME)	**Out Of**
813-B Knox Avenue	**As**	
(ADDRESS)	(ADDRESS)	**118-1-430.09**
Nashville, TN 37204	**Owner**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, GARY OSIER HEREINAFTER CALLED THE GRANTOR, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED.

Property (including any improvements):

Land in Davidson County, Tennessee, being Unit B of 813 Knox Avenue Homes, a Planned Unit Development as shown an Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for 813 Knox Avenue Homes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66-27.103(b) of record in Instrument Number 20160414-0035881, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and

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relating to the unit, property, co-owners and tenants of 813 Knox Avenue Homes, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "B" to said Declaration appearing in Instrument Number 20160414-0035881 and Bylaws appended hereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the property conveyed to Gary Osier, by Warranty Deed from Aspen Construction Investments, LLC, a Tennessee limited liability company, executed March 13, 2018, and recorded March 15, 2018, of record in Instrument Number 20180315-0024351, Register's Office for Davidson County, Tennessee.

unimproved	☐	property, known as	**813-B KNOX AVENUE**	**NASHVILLE, TN**		**377204**
This is improved	☒		(House Number) (Street)	(P.O. Address)	(City or Town)	(Postal Zip)

For the consideration specified herein, Grantor quitclaims to Vicki Lynn Osier, Trustee of the 2015 Haley Osier Trust (hereinafter called "Grantee") all of Grantor's right, title, and interest in and to the Property (including all improvements thereon), to have and to hold it to Grantee, and Grantee's successors and assigns forever. Neither Grantor nor Grantor's heirs, executors, administrators, successors or assigns shall have, claim, or demand any right or title to said interest in the Property or any part of it.

This quitclaim is provided subject to all matters affecting the Property, whether of record or not.

When the context requires, singular nouns and pronouns include the plural.

*******REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK*******

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Witness my hand this 14 day of November 2018.

Grantor:

Gary Osier

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF Tarrant §

This instrument was acknowledged before me on the 14 day of November, 2018, by GARY OSIER.

DULCE VALENCIA NOTARY PUBLIC STATE OF TEXAS NOTARY ID 13107592 06/08/2021

Notary Public in and for the State of Texas