Karen Johnson Davidson County
Batch# 274152 DEEDQC
08/20/2019 12:44:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190820-0083524

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Ian S. Osborne, an unmarried man,** ("Grantors"), , hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Robert E. Lee a married man,** (Grantee), all of our rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being lot 2, SANFORD MANOR, as shown on plat of record in Plat Book 6900, Page 63, in the Register's Office, Davidson, County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number **20070622-0074756** in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 20th day of **August, 2019.**

Ian S. Osborne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Ian S. Osborne** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this **20th** day of **August, 2019.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/25/19

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the **20th** day of **August, 2019.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 09/25/2019

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PROPERTY ADDRESS:	**876 Idelwild Drive** **Madison, TN 37115**
TAX PARCEL NO.:	**052-05-0-258.00**
PROPERTY OWNER:	**Robert E. Lee**
OWNER'S ADDRESS:	**621 West Nocturne Drive** **Nashville, TN 37207**
MAIL TAX BILLS TO:	**Owners at owner's address**

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019