THIS INSTRUMENT PREPARED BY: **JEANNE ANN BURTON** **JEANNE ANN BURTON PLLC** **4117 HILLSBORO PIKE** **SUITE 103-116** **NASHVILLE, TN 37215** **615-678-6960** DIANA K GALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is $ 155,000.00 . Michelle Martin Affiant Subscribed and sworn to before me, this 11TH day of Feb., 2021. Notary Public My Commission Expires: 9-6-22

Address New Owner	**Send Tax Bills To:**	**Map and Parcel:**
Jose Ayala and Maria Ayala **1103 Waggoner Court West** **Nashville, TN 37214**	**New Owner** 1132 White Mountain Ln. Antioch, TN 37013	**108 03 0 168.00**

IN THE UNITED STATES BANKRUPTCY COURT FOR THE
MIDDLE DISTRICT OF TENNESSEE

IN RE:	)	
	)	Case No. 320-03917-RM-7
Barbara Jean Osborne	)	Chapter 7
	)	Judge Mashburn
Debtor (s)	)	
	)	

Karen Johnson Davidson County
Batch# 576053 DEEDQC
02/23/2021 03:29:45 PM 3 pgs
Fees: $18.00 Taxes: $573.50
20210223-0022463

TRUSTEE'S QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantee named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Jeanne Ann Burton, as Chapter 7 Trustee for

Barbara Jean Osborne (the "Debtor"), in the above captioned cause, and **NOT OTHERWISE** ("Grantor"), hereby convey, remise, release and forever quitclaim unto Jose Ayala and Maria Ayala, husband and wife ("Grantees"), their successors and assigns, all of the Debtor's right, title and interest, in and to certain land in Davidson County, Tennessee, described as shown on Exhibit "A" attached hereto and incorporated herein by reference (the "Property"). The address of the Property is 1103 Waggoner Court West, Nashville, TN 37214; Map/Parcel 108 03 0 168.00.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Property, including rights of parties in possession. Grantor conveys Debtor's interest in the Property pursuant to the following: (1) Notice of Trustee's Motion to Sell Debtor's Interest in Real Property filed in the United States Bankruptcy Court for the Middle District of Tennessee, Case No 320-03917-RM-7 on January 15, 2021 and sent to all creditors and parties in interest on January 15, 2021; and (2) Order Authorizing Trustee's Sale of Debtor's Interest in Real Property entered February 9, 2021.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 11th day of Feb., 2021.

Jeanne Ann Burton, Chapter 7 Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jeanne Ann Burton, Chapter 7 Trustee, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal this 11th day of February, 2021.

Notary Public

My Commission Expires: 9-6-22

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 148-B on the Plan of Zone Lot Division, Section Six, Patio Villa, of record in Plat Book 6250, Pages 570 and 571, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

The said Barbara Jean Osborne filed for protection in the U. S. Bankruptcy Court, Middle District of Tennessee, under Case Number 320-03917-RM-7 and Jeanne Ann Burton was appointed as Chapter 7 Trustee.

Being the same property conveyed to the Grantor(s) Barbara Osborne by Deed of record in Instrument No. 20161006-0105624, Register's Office for Davidson County, Tennessee.

Being also known as 1103 Waggoner Court West, Nashville, TN 37214.