Karen Johnson Davidson County
Batch# 586091 DEEDQC
03/05/2021 03:11:26 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210305-0029506

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road, Suite 300
Mt. Juliet, TN 37122

THIS INSTRUMENT WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES. NO TITLE EXAMINATION HAS BEEN PERFORMED AND LEGENDS TITLE SERVICES, LLC., SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION.

ADDRESS NEW OWNER:
Patrick Osborne
Anne Osborne
2725 Pennington Bend Road
Nashville, TN 37214-1312

SEND TAX BILL TO:
Cedarstone Bank
900 West Main Street
Lebanon, TN 37087

Map/Parcel: 062-00-0-051.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, we, **Rodney D. Sciborski, an unmarried man,** hereby convey, transfer, remise, release, relinquish and quitclaim all of my right, title, and interest unto **Anne Osborne and husband, Patrick Osborne,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Tract 1:

Land in Davidson County, Tennessee, being in the Pennington Bend Community of the 3rd Civil District of said State and County, and particularly described as:

Beginning at a point in the East margin of Pennington Bend Road 305.5 feet Northerly from N.W. corner of the Pennington Bend Road Methodist Church property; thence with the Easterly margin of said road Northerly 151.5 feet; thence South 82 degrees East 539.5 feet to a point in said North line; thence Southerly 150.5 feet to a point in said South line; thence North 82 degrees West 570.5 feet to a point of beginning.

Tract 2:

Land lying and being in the 3rd Civil District of Davidson County, Tennessee, said tract of land being 50 feet wide and 150.5 feet in length and described as follows:

Beginning at a point, said point being the Northeast corner of the property conveyed to William D. Harrison, Jr. and wife, Jo Knighton Harrison, by deed from Daniel C. Rudy and wife, Jeanette C. Rudy, of record in Book 2641, Page 282, Register's Office for Davidson County, Tennessee; thence South 82° East 50 feet to a point in the West line of be J. E. Sutherland land; thence with the West line of the said Sutherland land Southerly 150.5 feet to a point; thence North 82° West 50 feet to the Southeast corner of the property conveyed to William D. Harrison, Jr., et ux, of record in Book 2841, Page 282, Register's Office for Davidson County, Tennessee;

thence in a Northerly direction along the William D. Harrison, Jr., Easterly boundary line 150.5 feet to the point of beginning.

Tract 3:

Land in Davidson County, Tennessee, being marked "Reserved" not an individual building site", on the Plan of Sutherland Heights, Section 3, as of record in Book 2663, Page 117, Register's Office for said County, described as follows:

Beginning at a concrete monument at the common rear lot corners of Lots Nos. 131, 132, and 133 on said plan; thence with the rear line of Lot No. 133 Southwestwardly 237.4 feet to a concrete monument at the Southwest rear corner of Lot No. 133; thence South 3 deg. 43' West 722.0 feet to a concrete monument at the Northwest rear corner of Lot No. 122 on said plan; thence Northeastwardly with the rear line of Lot No. 122, 189.0 feet to a concrete monument at the common rear corners of Lots 122 and 123; thence with the rear lines of Lots 123 and 124 Northeastwardly 383.8 feet to a concrete monument at the common rear corners of Lots Nos. 124, 129 and 130; thence with the rear lines of Lots Nos. 130 and 131 Northwardly 346.0 feet to the point of beginning. Being the same property conveyed to Porter Wagoner by Warranty deed from William D. Hardison, Jr., and wife, Jo Knighton Hardison of record in Book 6712, page 896, Register's Office for Davidson County, Tennessee, dated November 15, 1985 and recorded on November 20, 1985.(Tract 1).

Being the same property conveyed to Porter Wagoner by Quitclaim deed from Jeanette Cantrell Rudy, unmarried, individually and as Co-Executor of the Estate of Daniel Cless Rudy, Sam L. Powers, Co-Executer of the estate of Daniel Clees Rudy, and William D. Hardison, Jr., Trustee of Trust B established by the will do Jacob Frank Rudy of record in Book 6872, page 344, Register's Office for Davidson County, Tennessee, dated May 19, 1986 and recorded on May 30, 1986. (Value or consideration shown in aforementioned deed $1500,00.). (Tract 2).

Being the same property conveyed to Porter Wagoner, unmarried by Deed from Oleda Miller Rudy and husband, Robert Lundguist of record in Book 9244, page 87, Register's Office for Davidson County, Tennessee, dated February 04, 1994 and recorded on February 08, 1994. (Value or consideration shown in aforementioned deed $25,500.00.); then to Richard Wayne Wagoner by Last Will and Testament of Porter Wagoner in Instrument No. 200906020050598, said Register's Office. (Tract 3).

Will of Porter Wagoner as shown of record on June 02, 2009 in Instrument No. 20090602-0050598.

Richard Wayne Wagoner having since died April 29, 2019, devising property to Denise Jean Loy and Denis Mayree Wagoner, of record in Probate Clerk's Office for Davidson County, Tennessee, Docket No. 19P1008.

Being the same property conveyed to Rodney D. Sciborski, an unmarried man, and Annie Osborne and husband, Patrick Osborne by Warranty deed from Denise M. Wagoner and Debra W. Loy, Devisees under the Last Will and Testament of Richard W. Wagoner of record in Instrument No. 20191107-0115026 Register's Office for Davidson County, Tennessee, dated October 28, 2019 and recorded on November 07, 2019.

Being also known as 2731 Pennington Bend Road Nashville, Tennessee 37214.

WITNESS MY HAND on this the 3rd day of February, 2021.

Rodney D. Sciborski

STATE OF ~~TENNESSEE~~ California)
COUNTY OF Orange)

Personally appeared before me, Jonathan William Wethe (notary public), Rodney D. Sciborski, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal.

My Commission Expires: 02/20/2021

Notary Public

JONATHAN WILLIAM WETHE
COMM. #2184160
Notary Public - California
Orange County
My Comm. Expires Feb. 20, 2021

OATH OF CONSIDERATION

I, hereby swear or affirm that the actual consideration for this transfer, is $0.00

AFFIANT

Subscribed and sworn to before me this the 3rd day of February, 2021.

NOTARY PUBLIC

My Commission Expires: 02/20/2021

JONATHAN WILLIAM WETHE
COMM. #2184160
Notary Public - California
Orange County
My Comm. Expires Feb. 20, 2021