QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/8/2022 (AFFIX SEAL)

MATTHEW GARDNER NOGGLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 3-8-2022

J-SB-FF-21-2502

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
2502 Osage Partners	**NEW OWNER**	
(NAME) **2002 Richard Jons Rd C-200,**	(NAME)	**081 10 0 162.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WENDY WARREN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **2502 OSAGE PARTNERS** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows. to wit:

Land in Davidson County, Tennessee, being Lot No. 96, on the Plan of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract, of record in Plat Book 161, Page 155, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Wendy Warren, married by Warranty Deed from Ashley Janene Utzman, unmarried, of record in Instrument No. 20210326-0040090, in the Register's Office of Davidson County, Tennessee, dated March 24, 2021 and recorded on March 26, 2021.

**Said property is not the primary residence of the Grantor.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **Improved** property known as: **2502 Osage Street, Nashville, Tennessee 37208**.

Karen Johnson Davidson County
Batch# 645649 **DEEDQC**
05/28/2021 11:43:16 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210528-0072401

Witness ~~my/our hand(s) this the~~ 26 day of May, 2021.

Wendy Warren

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WENDY WARREN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of May, 2021.

Notary Public
My Commission Expires: 3/8/2022
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

