Karen Johnson Davidson County
Batch# 836005 DEEDQC
04/07/2022 10:54:48 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220407-0040406

NEW OWNER:

Neal P. Osborne
3207 Merlyn Ln
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

Map: 084
Group: 12
Parcel: 113.00

THIS INSTRUMENT PREPARED BY:

Rouse Law Group, PLLC
2800 N. Mt. Juliet Rd
Mt. Juliet, TN 37122

This instrument was prepared solely from information provided by the parties.

QUITCLAIM DEED

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged **MITZI M. OSBORNE, individually,** hereinafter called the Grantor, has quitclaimed to **NEAL P. OSBORNE, married**, hereinafter called the Grantee, his heirs and/or assigns, a 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. 36 on the Plan of Lincoya Hills, as of record in Book 1835, Page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 36 fronts 140 feet on the westerly side of Merlyn Lane, and runs back 177.2 feet on the northerly line and 175.6 on the southerly line, to a dead line, measuring 135 feet thereon.

This property is subject to such encumbrances, restrictions and easements that may be shown on the Plan of Lincoya Hills, of record in Book 1835, page 91, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mitzi M. Osborne, individually, by Executor's Deed from Mitzi M. Osborne, Executor of the Estate of Ruby G. Mosier, Deceased, of record as Instrument Number 20140731-0068582, Register's Office for Wilson County, Tennessee.

This is improved property known as 3207 Merlyn Lane, Nashville, Tennessee 37214.

WITNESS SIGNATURE(S) this 29 day of March, 2022.

Mitzi M. Osborne
MITZI M. OSBORNE

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **MITZI M. OSBORNE,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 29th day of March, 2022.

Celia Stewart Rouse
Notary Public

My commission expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 0.00.

Affiant

Sworn to and subscribed to before me, this the 29th day of March, 2022.

Celia Stewart Rouse
Notary Public

My commission expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY