Karen Johnson Davidson County
Batch# 933928 DEEDQC
10/26/2022 02:16:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20221026-0116110

Prepared by and after recording return to:
Dickinson Wright PLLC
424 Church St., Suite 800
Nashville, TN 37219
Attn: Colin T. Ferguson

ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Timothy Osborne 2748 Windemere Dr. Nashville, TN 37214	08412011500	Timothy Osborne 2748 Windemere Dr. Nashville, TN 37214

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100ths Dollars ($10.00) cash in hand paid, JOHN E. OSBORNE, an individual ("Grantor"), does hereby quitclaim and convey unto TIMOTHY E. OSBORNE, an individual ("Grantee"), all of its respective right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit "A", attached hereto and incorporated herein by this reference.

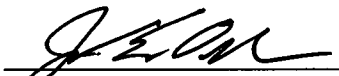
This conveyance is subject to such limitations, restrictions and encumbrances of record as may affect the premises.

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

(Signature on following page)

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 26th day of October, 2022.

GRANTOR:



John E. Osborne

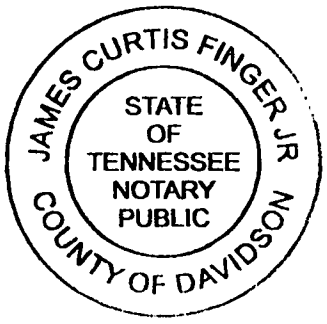
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public for the State of Tennessee, JOHN E. OSBORNE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of October, 2022.

Notary Public

My Commission Expires: 3/6/24



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $0.00.

Affiant

Sworn to and subscribed before me this 26th day of October, 2022.

Notary Public

My Commission Expires: 3/6/24

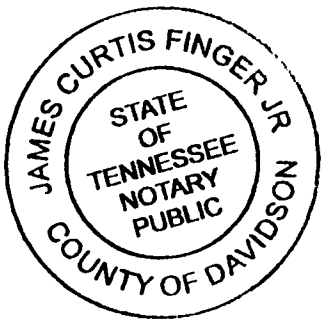


EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Lincoya Hills, of record in Plat Book 1835, page 91, Register's Office for Davison County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Timothy E. Osborne and John E. Osborne, as tenants in common, by Warranty Deed from Norma T. White, Melba Jeanette Keller, and George B. Hamrick, of record in Instrument No. 20030107-0002780, in the Register's Office of Davidson County, Tennessee, dated January 6, 2003 and recorded on January 7, 2003.

Commonly Known As: 3215 Merlyn Lane, Nashville, Tennessee 37214

Parcel ID: 08412011500

4895-1839-5700 v3 [103388-1]

Tennessee Certification of Electronic Document

I, James Finger, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/20/2022 (date of document).

James C. Finger Jr
Affiant Signature

10/20/2022
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 20th day of October, 2022.

Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires: May 5, 2025

NOTARY'S SEAL

