Karen Johnson Davidson County
Batch# 1030047 DEEDQC
07/24/2023 01:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230724-0056920

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Osborne Investments LLC 1057 Phillips Park Dr. Mt. Pleasant, SC 29464	New Owner	104-02-3P-001.00-CO

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Kyle Sumner Osborne and Maybre Hodges Osborne, husband and wife,** by these presents does hereby quitclaim and convey unto **Osborne Investments LLC, a South Carolina limited liability company** its successors, representatives, and assigns, its rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 201 on the Plan of 119 Mason Avenue Condominium, as shown on Exhibit "A" of 119 Mason Avenue Condominium, of record in Instrument No. 20171005-0102455 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Kyle Sumner Osborne and Maybre Hodges Osborne, husband and wife, by Warranty deed from Mason Avenue, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20211022-0141778 Register's Office for Davidson County, Tennessee, dated October 8, 2021 and recorded on October 22, 2021.

Being also known as 119 Mason Avenue #201 Nashville, TN 37203.

STATE OF SC
COUNTY OF Charleston

The actual consideration for this transfer is $0.00 _____

Subscribed and sworn to before me this the 21st day of July, 2023.

My commission expires: 10/28/2030

BRETT THOMAS
Notary Public - State of South Carolina
My Commission Expires October 28, 2030

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 21 day of July, 2023

Kyle Sumner Osborne

Maybre Hodges Osborne

STATE OF SC
COUNTY OF Charleston

On this 21, July 2023, before me personally appeared Kyle Sumner Osborne, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21 day of July, 2023.

Notary Signature
My commission expires: 10-28-2030

BRETT THOMAS
Notary Public - State of South Carolina
My Commission Expires October 28, 2030

STATE OF SC
COUNTY OF Charleston

On this 21, July 2023, before me personally appeared Maybre Hodges Osborne, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21 day of July, 2023

Notary Signature
My commission expires: 10-28-2030

BRETT THOMAS
Notary Public - State of South Carolina
My Commission Expires October 28, 2030

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 July 24, 2023 (date of document).

Affiant Signature

July 24, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 24th day of July, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023