Prepared By:
Joshua Alan Spurlock
2120 LEBANON PIKE Unit 7
Nashville, TN
37210

After Recording Return To:
2120 Lebanon Pike Unit 7
Nashville, Tennessee 37210

Karen Johnson Davidson County
Batch # 1091680 DEEDQC
01/22/2024 01:38:32 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240122-0003344

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On January 17, 2024 THE GRANTOR(S),

- Donna Wells Osborne, a married person

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Joshua Alan Spurlock, a single person, residing at 2120 Lebanon Pike Unit 7, Nashville, Davidson County, Tennessee 37210

- Frank Baltz Osborne and Donna Wells Osborne, a married couple, residing at 2120 Lebanon Pike Unit 7, Nashville, Davidson County, Tennessee 37210

as joint tenants with rights of survivorship, the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description:

UNIT 7 EASTHAVEN TOWNHOMES

Being Unit No. 7 on the Master Deed of Easthaven Townhomes of record in Instrument No. 20010806-0083543, said Register's Office for Davidson County, Tennessee, to which master deed of reference is made for a more complete description thereof.

Being the same property conveyed to Donna Wells Osborne by Will Book from the Estate of Jean Smith Wells of record in Instrument No.: 20220418-0044408, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jean Smith Wells by Warranty Deed from Annie B. Butrum of record in Instrument No.: 20050318-0030126, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 2120 Lebanon Pike, Unit 7, Nashville, TN 37210

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

~~This land transfer is exempt from state taxes according to Tenn. Code § 67-4-409 ("(C) No such tax shall be levied on the transfer of any real estate where such:~~
~~(c) By the conveyance from one (1) spouse or both spouses to a trustee and immediate reconveyance by the trustee in the same instrument as tenants in common, tenants in common with right of survivorship, joint tenants or joint tenants with right of survivorship;").~~ J.A.S.

Tax Parcel Number: 095050B007.00

Mail Tax Statements To:
Joshua Spurlock
2120 Lebanon Pike Unit 7
Nashville, Tennessee 37210

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 01/17/2024

Donna Wells Osborne

Donna Wells Osborne
2120 Lebanon Pike Unit 7
Nashville, Tennessee, 37214

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 17th day of January, 2024, before me personally appeared Donna Wells Osborne, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

ECHARD BIEN-AIME
Notary Public - State of Florida
Commission # HH 153738
Expires on July 14, 2025

Echard bien-aime

Notary Public

Online Notary

Title (and Rank)

My commission expires 07/14/2025

Notarized online using audio-video communication

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Joshua Alan Spurlock

Affiant

Affiant's Name: Joshua Alan Spurlock

Certificate of Authenticity

I, Joshua Alan Spurlock, 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 1/22/2024.

Date

JAS

Joshua Alan Spurlock

Affiant Signature

1/22/2024

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 22ND day of JANUARY, 2024.

Notary's Signature

My Commission Expires: 11/15/2025

Date

Notary's Seal (if on paper)

CAMERON CRUZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires Nov. 15, 2025

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.

Joshua Alan Spurlock
Affiant

Subscribed and sworn before me, this 22ND day of JANUARY, 2024.

Notary

CAMERON CRUZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires Nov. 15, 2025