This Instrument Prepared by:
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Vasek & Robbins, PLLC
103 West Main Street
Lebanon, TN 37087
(615) 549-8909

Karen Johnson Davidson County
Batch# 1125496 DEEDQC
04/22/2024 11:32:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240422-0028651

THIS INSTRUMENT DOES NOT CONSTITUTE A WARRANTY OF TITLE, COVENANTS, DESCRIPTIONS OR ANY OTHER INFORMATION CONTAINED THEREIN. THIS DOCUMENT WAS PREPARED USING INFORMATION PROVIDED BY THE PARTIES NAMED HEREIN AND WITHOUT A TITLE SEARCH.

New Owners:	Send Tax Bills to:	Map & Parcel:
The Osborne Family Legacy Trust (2024) 2748 Windemere Drive Nashville, TN 37214	New Owner	084 07 0 015.00

QUITCLAIM DEED

This Quitclaim Deed is made this **18th** day of **April 2024**, by **Timothy E. Osborne and wife Mitzi M. Osborne,** Grantors, of the City of Nashville, County of Davidson, State of Tennessee, to **Timothy Earl Osborne and Mitzi Mosier Osborne in their capacity as Trustees of The Osborne Family Legacy Trust (2024) U/A/D April 18, 2024,** Grantees, of the City of Nashville, County of Davidson, State of Tennessee.

Grantors, for and in consideration of Ten Dollars ($10.00) cash in hand and other good and valuable considerations paid by Grantees, receipt of which is hereby acknowledged, have bargained and sold, and do hereby transfer, convey, remise, release, and forever quitclaim unto **Timothy Earl Osborne and Mitzi Mosier Osborne in their capacity as Trustees of The Osborne Family Legacy Trust (2024) U/A/D April 18, 2024**, all of their right, title, and interest in and to the following described real property located in Davidson County, Tennessee, and more

fully described in the description attached hereto and incorporated herein as **Exhibit "A"**. This is improved property commonly known as 2748 Windemere Drive, Nashville, Tennessee 37214.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions, and encumbrances as may affect the premises.

Grantors intend to retain the tenancy by the entirety status of this real property pursuant to T.C.A. § 35-15-510.

In witness, Grantors have executed this deed on the date first written above.

Timothy E. Osborne, Grantor

Mitzi M. Osborne, Grantor

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county above, **Timothy E. Osborne**, with whom I am personally acquainted, or who proved to me his identity upon satisfactory evidence, and who acknowledged that he executed this instrument for the purposes contained therein.

Notary Public

My commission expires 5/22/27

J. MICHAEL ROBBINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county above, **Mitzi** M. **Osborne**, with whom I am personally acquainted, or who proved to me her identity upon satisfactory evidence, and who acknowledged that she executed this instrument for the purposes contained therein.

Notary Public

My commission expires 5/22/27

J. MICHAEL ROBBINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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

Timothy Earl Osborne, Trustee

Sworn to and subscribed before me this 18th day of April 2024.

Notary Public

My commission expires 5/22/27

J. MICHAEL ROBBINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Exhibit A — Property Description

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Sunny Acres, Section III, as of record in Book 2663, page 92, Register's Office for said County.

Said Lot No. 51 fronts 135 feet on the northerly side of Windemere Drive and: runs back between parallel lines 299.7 feet to a line on which it measures 135 feet thereon.

Being the same property conveyed to Timothy E. Osborne and wife Mitzi M. Osborne, by Warranty Deed from William H. Colley and wife, Mary H. Colley, dated September 15, 1983, of record in Book 6138, Page 997 of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William H. Colley, Jr. and wife, Mary H. Colley, by deed from Ewing O. Harper, Jr. and wife, Lillian G. Harper of record in Book 3033, page 253, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, J. Michael Robbins, do hereby make oath that I am a licensed attorney and/or 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 April 18, 2024.

J. Michael Robbins

4-18-24
Date

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me on the 18th day of April 2024.

Notary Public

My Commission Expires: 7-22-25

