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

Karen Johnson Davidson County
Batch# 1125496 DEEDQC
04/22/2024 11:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240422-0028652

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	075 08 0 104.00

QUITCLAIM DEED

This Quitclaim Deed is made this **18th** day of **April 2024**, by **Mitzi Osborne,** Grantor, 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.

Grantor, 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, has 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 her 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 573 Augusta Drive, Hermitage, Tennessee 37076. The property is also known as 665 Atlanta Drive, Hermitage, Tennessee 37076.

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

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

Mitzi M. Osborne

Mitzi 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, **Mitzi 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. 362 on the Plan of Tulip Grove, Section Six, of record in Plat Book 4460, Page 19, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Ada M. Silber Muncil and husband, Westly Muncil, to Jaunita Callis, unmarried, of record in Instrument #20010504-0046283, Register's Office for Davidson County, Tennessee.

The said Jaunita Callis having died testate in Nashville, Davidson County, Tennessee, on April 30, 2010, and the Last Will & Testament of Jaunita Callis having been admitted into probate by Order of the 7th Circuit Court for Davidson County, Tennessee, Probate Division, on June 4, 2010, in case number l0P-866.

Being the same property conveyed by Executor's Deed from Mitzi Osborne, Administrator for the Estate of Jaunita Callis, to Mitzi Osborne, Adam Mosier and Eric Mosier, as of record in Instrument #20101202-0096167, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mitzi Osborne by Quitclaim Deed from Eric Mosier dated December 2, 2010, as of record in Instrument #20101202-0096169, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mitzi Osborne by Quitclaim Deed from Adam Mosier dated December 2, 2010, as of record in Instrument #20101202-0096168, 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

