This Instrument Prepared by:
J. Michael Robbins, BPR#32342
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 6 pgs
Fees: $32.00 Taxes: $0.00
20240422-0028653

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 12 0 105.00

QUITCLAIM DEED

This Quitclaim Deed is made this **18th** day of **April 2024**, by **Timothy E. Osborne and wife, Mitzi 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 3213 Freno Lane, 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 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 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

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

Being land in the First Civil District of Davidson County, Nashville, Tennessee, located generally at the Northwest intersection of Lincoya Drive and Freno Lane, and also being lot 23 on the Plan of Lincoya Hills, as of record in Plat Book 1835, Page 91, in the Register's Office of Davidson County, Tennessee, and being further described as follows:

BEGINNING at a 5/8 inch rebar set with cap MES 1649 (to which all further reference for iron pin set shall refer) in the Westerly right-of-way line of Freno Lane at the common from corner of Lots 22 and 23 of the above mentioned plat; thence with the Northerly line of Lot 22, North 85 degrees 52 minutes 10 seconds West 232.16 feet to a½ inch rebar found at the Northwest corner of Lot 22; thence with the Easterly line of Lot 21, North 05 degrees 03 minutes 32 seconds East 94.00 feet to an iron pin set at the Southwest corner of Lot 24, said point being located South 05 degrees 03 minutes 32 seconds West 140.00 feet from a concrete monument found at the common rear corners of Lots 18, 19 and 25; thence with the Southerly line of Lot 24, South 87 degrees 21 minutes 30 seconds East 229.13 feet to a½ inch bolt found in the Westerly right-of-way of Freno Lane, said 1/2, inch bolt being located South 03 degrees 35 minutes 27 seconds West 99.97 feet from a railroad spike found the Northeast corner of said Lot 24, and also being located South 73 degrees 11 minutes 11 seconds West 0.15 feet from a railroad spike found; thence with the Westerly right-of-way line of Freno Lane South 03 degrees 13 minutes 00 seconds West 98.40 feet to a concrete monument found; thence with the Westerly right-of-way line of Freno Lane along a curve to the right, 1.55 feet to the point of beginning, said curve having a central angle of 00 degrees 19 minutes 22 seconds, a radius of 275.00 feet, a tangent of 0.77 feet and a chord of South 03 degrees 36 minutes 50 seconds West 1.55 feet. Containing 22,361 square feet or 0.51 acres, more or less, according to a property line survey of the Beatrice Hagan Haley Estate by Sawyer Land Surveying, LLC, File 08-015, dated March 27, 2008.

Being the same property conveyed to Timothy E. Osborne and wife, Mitzi Osborne by Warranty Deed dated April 25, 2008, from Melinda Hagan Porter and Anthony Hagan as Co-Executors of The Estate of Beatrice Hagan Haley, deceased, and Melinda Hagan Porter, as Trustee of The Beatrice Hagan Haley Living Trust, Instrument No. 20080429-0043653, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John L. Haley and wife, Beatrice Hagan Haley, by deed from G.C. Thompson and wife, Elisabeth Thompson, dated February 17, 1953, and of record in Book 2137, Page 159, in the Register's Office of Davidson County, Tennessee. Also being the same property title to which vested in Beatrice Hagan Haley upon the death of her husband, John L. Haley, by reason of their tenancy by the entirety. Also being the same property conveyed to Melinda Hagan Porter, Trustee of the Beatrice Hagan Haley Living Trust, established by the

Revocable Trust Agreement of Beatrice Hagan Haley, dated April 19, 2007, by deed from Beatrice Hagan Haley, dated April 19, 2007, and of record in Instrument Number 20070427-0050667, in the Register's Office of 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

