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
20240422-0028654

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 0 115.00

QUITCLAIM DEED

This Quitclaim Deed is made this **18th** day of **April 2024**, by **Timothy E. 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 does 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 his 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 3215 Merlyn 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.

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

Timothy E. 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

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. 34 on the Plan of Lincoya Hills, of record in Plat Book 1835, page 91, Register's Office for Davidson [sic] County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Timothy E. Osborne from John E. Osborne, by Quitclaim Deed dated October 26, 2022, of record in Instrument No. 20221026-0116110, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Timothy E. Osborne and John E. Osborne, as tenants in common, by Warranty Deed from Norma T. White, Melba Jeanette Keller, and George B. Hamrick, of record in Instrument No. 20030107-0002780, in the Register's Office of Davidson County, Tennessee, dated January 6, 2003 and recorded on January 7, 2003.

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

