Karen Johnson Davidson County
Batch# 1166982 DEEDQC
08/06/2024 12:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240806-0059879

This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Katherine Oss	Same	083-03-0-066.00
2034 Greenwood Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Danny Travis Meadows and Katherine Elizabeth Oss, aka Katherine Oss or Katherine Elizabeth Meadows, husband and wife ("**Grantors**"), do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Katherine Oss, her heirs, successors, and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Pontotoc Subdivision, of record in Plat Book 547, page 113, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Danny Travis Meadows and Katherine Elizabeth Oss, aka Katherine Oss or Katherine Elizabeth Meadows, husband and wife, by Quitclaim Deed from Jerome T. Oss, Cheryl A. Oss, and Katherine Oss, of record in Instrument No. 20190822-0084246, Register's Office for Davidson County, Tennessee, dated August 8, 2019, and recorded on August 22, 2019.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 5th day of August, 2024.

Affiant _____

Notary Public _____ My Commission Expires:

R. WHITNEY BOYD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2027

This is improved property known as 2034 Greenwood Ave., Nashville, TN 37206.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 5th day of August, 2024.

_____ _____

Danny Travis Meadows, Grantor **Katherine Elizabeth Oss, Grantor**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Danny Travis Meadows and Katherine Elizabeth Oss, Grantors, with whom I am personally acquainted (or who were identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 5th day of August, 2024.

_____ My Commission Expires:

Notary Public

R. WHITNEY BOYD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2027

Certificate of Authenticity

I, Sarah Arick, 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 August 5, 2024.

Date: 08/06/2024

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on August 6, 2024.

Notary Public: R. Whitney Boyd

My Commission Expires:

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2027