Karen Johnson Davidson County
Batch# 1238046 DEEDQC
02/18/2025 11:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250218-0011742

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (BHS)
21 Platform Way South, Suite 3500
Nashville, TN 37203

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number
Thomas H. Ozburn and Lori Mitchell-Ozburn, Co-Trustees Ozburn Community Property Trust 2435 Old Hickory Blvd. Nashville, TN 37221	Same	157-00-0-094.00 Davidson County

For good and valuable consideration, the receipt of which is hereby acknowledged, we, THOMAS H. OZBURN and wife, LORI MITCHELL OZBURN (collectively, the "Grantor"), hereby quitclaim and convey to THOMAS H. OZBURN and LORI MITCHELL-OZBURN, as Co-Trustees of the OZBURN COMMUNITY PROPERTY TRUST, their successors in trust and assigns, with full right and power to convey, sell, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of our right, title and interest in that certain real property in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Devonshire Manor, Section One, as of record in Book 5200, Pages 122 and 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Thomas H. Ozburn and wife, Lori Mitchell Ozburn, by Warranty Deed dated April 18, 2011, of record as Instrument No. 20110419-0029997, and recorded April 19, 2011, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The above description is the same as in the prior deed.

This is improved property known as 2435 Old Hickory Blvd., Nashville, TN 37221.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 17 day of February, 2025.

THOMAS H. OZBURN

LORI MITCHELL OZBURN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Thomas H. Ozburn and Lori Mitchell Ozburn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, as of this 17 day of February, 2025.

SHARON S. MEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Jan 24, 2028

Notary Public
My Commission Expires: 01/24/2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 17 day of February, 2025.

SHARON S. MEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Jan 24, 2028

Notary Public
My Commission Expires: 01/24/2028

45497150.1

Tennessee Certification of Electronic Document

I, Adam Harrer, 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 Feb 17, 2025 (date of document).

Affiant Signature

02/18/2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of February, 2025.

Emerald S. Burns

Notary's Signature

MY COMMISSION EXPIRES: 09-07-2026

NOTARY'S SEAL

