Karen Johnson
Batch # 1343470
11/12/2025 08 54.50 AM
Fees $22 00 Taxes $0 00
Davidson County
DEEDQC
4 pgs
20251112-0089784

This Instrument Prepared By:
Jennie V. Smith-Howard
4183 Franklin Rd, B1 #3011
Murfreesboro, TN 37128
Tel: 615-815-1643
Fax: 866-666-7358
Email: jennie@taxplanningandefense com

This Deed was prepared from information furnished by the Transferors, and no examination of title was requested or performed.

NEW OWNER(S)	SEND TAX BILLS	MAP-PARCEL-NUMBERS
The Janie R. Osborne Revocable Living Trust	**The Janie R. Osborne Revocable Living Trust**	15003038200
1024 Ainsworth Circle	1024 Ainsworth Circle	
Antioch, TN 37013	Antioch, TN 37013	

STATE OF TENNESSEE

COUNTY OF DAVIDSON

QUITCLAIM DEED

THERE IS NO CONSIDERATION FOR THIS TRANSFER. THIS IS A TRANSFER TO A REVOCABLE TRUST OF WHICH THE GRANTORS ARE BOTH THE GRANTORS AND THE TRANSFERORS. THEREFORE, THIS TRANSFER IS EXCLUDED FROM THE CHANGE OF OWNERSHIP PROVISIONS.

BE IT KNOWN that on this 6 day of Nov, 2025, before me, the undersigned Notary Public, duly commissioned and qualified in and for the State and County aforesaid, and in the presence of the undersigned competent witnesses,

PERSONALLY CAME AND APPEARED:

JANIE R. OSBORNE, a person of the full age and majority, domiciled in the County of Davidson, State of Tennessee, residing at 1024 Ainsworth Circle, Antioch, Tennessee 37013, and declared she is currently unmarried and divorced from Leroy Osborne, hereinafter referred to as "Transferor."

For valuable and other consideration, receipt whereof is hereby acknowledged and full acquittance and discharge therefore given, Transferors do hereby sell, transfer, assign, quitclaim, release, and relinquish unto:

THE JANIE R. OSBORNE REVOCABLE LIVING TRUST,

Transferors' Initials: JR.O. and _____

an inter vivos trust established on Nov. 6 2025 and represented herein by its TRUSTEE, JANIE R OSBORNE, residing at 1024 Ainsworth Circle, Antioch, Tennessee 37013, hereinafter referred to as "Transferee."

ANY AND ALL of the rights, title, and interest which they have in and to the following described property, to-wit·

PROPERTY DESCRIPTION:

Land in Davidson County, Tennessee, being Lot No. 436 on the Plan of Section Nine, "The Country", of said record in Plat Book 6900, Page 285 and 286, Register's Office for Davidson County, Tennessee.

Said Lot No. 436 fronts 39.50 feet on the Southerly margin of Ainsworth Circle and extends back 155.65 feet on the Easterly line and 116.50 feet on the Northerly line to a broken line in the rear, measuring 174.45 feet thereon.

Being the same property conveyed to Janie R. Osborne, married and husband, Leroy Osborne from Dan Martin, Jr., by Warranty Deed dated April 28th, 2005, of record as Instrument No. 20050502-0048820 and re-recorded as Instrument No. 20050725-0086012, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Janie R Osborne, unmarried, from Leroy Osborne by Quitclaim Deed dated July 6, 2017, of record as Instrument No 20170714-0071145, in the Register's Office of Davidson County, Tennessee

Commonly known as 1024 Ainsworth Circle, Antioch, Tennessee 37013

THUS, DONE AND SIGNED in Antioch, Tennessee, on the day and date first above mentioned, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said witnesses and me, Notary, after due reading of the whole.

TRANSFEROR

Janie R. Osborne

JANIE R. OSBORNE
Grantor

Transferors' Initials: J.R.O and _____

TRANSFEREE:

ACCEPTING ON BEHALF OF:

THE JANIE R. OSBORNE REVOCABLE LIVING TRUST

Janie R. Osborne _____

JANIE R. OSBORNE
Trustee

NOTARY ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BE IT KNOWN, that on this 6 day of November, 2025, before me, the undersigned Notary Public, duly commissioned and qualified in and for the County of Davidson, State of Tennessee, personally came and appeared:

JANIE R. OSBORNE

who declared and acknowledged to me, Notary, that she executed the foregoing Quitclaim Deed as his free and voluntary act and deed for the purposes herein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on the day, month, and year herein above written.

Erica A Hansbrough
Notary Public
Printed Name: Erica A. Hansbrough
Commission No.: n/a
Commission Expires: 09-27-2028

Seal

ERICA A HANSBROUGH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-27-2028

Transferors' Initials: J.R.O. and _____

DECLARATION OF WITNESSES

IN WITNESS WHEREOF, the said Transferor has executed this Quitclaim Deed on the day and date first above mentioned, in the presence of the duly qualified notary public.

Witness Signature

Print Name: Troy Ward

Address: 1503 W. Creek
Athens, TN 37303

Witness Signature

Print Name: Lisa Parrish

Address: 826 Percy Warner Blvd
Nashville Tn 37205

Transferors' Initials: J.R.O. and _____