Karen Johnson
Batch # 1451936
07/28/2026 08:15:37 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260728-0068272

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

JUSTIN M. GILBERT
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 14, 2029
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $10.00.

Affiant

Subscribed and sworn to before me, this 21st day of July 2026.

Notary public

My commission Expires: April 14, 2029

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Oskin Family Trust 5627 Cottonport Dr Brentwood, TN 37027	Oskin Family Trust 5627 Cottonport Dr Brentwood, TN 37027	34-3-30

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Janie Elizabeth Oskin, does hereby quitclaim, transfer and convey unto Daniel Laird Oskin, as Trustee of the Oskin Family Trust, created under the Last Will and Testament of William Jack Oskin, all her right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 222 on the Plan of Shepherd Hills, Section VI, as of record in Book 3106, page 50, Register's Office for said County.

Said Lot No. 222 fronts 100 feet on the westerly side of Twin Hills Drive and extends back 415.5 feet on the northerly line and 399.7 feet on the southerly line, which is a broken line, to a dead line in the rear measuring 120 feet thereon.

Being the same property inherited by Janie Elizabeth Oskin upon the death of her husband, William J. Oskin, as evidenced by the Last Will and Testament of William Jack Oskin filed with the Davidson County Probate Court as Case No. 20P1660 on September 30, 2020.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 122 Twin Hills Drive, Madison, Tennessee 37115

Witness my hand this 21st day of July 2026. Janie Elizabeth Oskin by [signature] as Attorney in Fact

Janie Elizabeth Oskin, Grantor

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Justin M. Gilbert, Notary Public, Ronee' Swafford, as attorney in fact for Janie Elizabeth Oskin, as Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, July 21, 2026.

[Seal]

JUSTIN M. GILBERT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 14, 2029
COUNTY OF WILLIAMSON

[signature]

Justin M. Gilbert, Notary Public
My commission expires: April 14, 2029