BILL GARRETT, Davidson County
Trans:T20150047084 DEEDQC
Recvd: 06/15/15 10:13 2 pgs
Fees:12.00 Taxes:0.00
20150615-0056293

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Jason Ostenson 901 Jackson Street Nashville, TN 37208	"New Owner"	08213005700

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, Mark Walczak and wife, Virginia Walczak, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jason Ostenson, hereinafter called the Grantee, his heirs and assigns, all of Grantors' interest in certain land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being the eastern 30 feet of Lot 21 on the Plan of Block "A" of the Bransford Realty Company's North Hill Subdivision, as of record in Book 332, Page 23, Register's Office for Davidson County, Tennessee, together with the entire Lot 22 as shown on the Plan of Block "A" of the Bransford Realty Company's North Hill Subdivision, as of record in Book 332, Page 23, said Register's Office.
>
> SAID Lot 22 and portion of Lot 21 together front 56 feet on the South side of Jackson Street and extends back southerly between parallel lines, the eastern line also being the western margin of McLemore Street or 9th Avenue North, 100 feet more or less to an alley.
>
> BEING the same property, or an appurtenance to the same property, conveyed to Mark Walczak and wife, Virginia Walczak, by Warranty Deed dated October 18, 2013, from MDS Realty Investments, Inc., of record as Instrument No. 20131030-0112478, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This deed has been executed and delivered in order to convey any interest in the eastern 16 feet of the said Lot 22 as may be held by the Grantors. The parties acknowledge that the Grantors have this day executed and delivered a Warranty Deed to convey the eastern 30 feet of Lot 21 on the Plan of Block "A" of the Bransford Realty Company's North Hill Subdivision, as of record in Book 332, Page 23, Register's Office, together with the western 10 feet of the said Lot 22 as shown on said Plan (collectively the "Primary Parcel"). The parties further acknowledge that Bransford Realty Company, as a predecessor in title to the Grantors, conveyed the eastern 16 feet of the said Lot 22 to Robert E. Church and wife, Elma Church by deed dated May 21, 1924 and recorded in Book 578, page 195, said Register's Office. When Robert E. Church (as surviving tenant by the entirety) conveyed the Primary Parcel by deed recorded in Book 2089, page 565, said Register's Office, the eastern 16 feet of Lot No. 22 was omitted from the description in the deed. The Grantors acknowledge that the eastern 16 feet of the said Lot No. 22 is and has been an appurtenance to the Primary Parcel and should have been conveyed together with the Primary Parcel. The Grantors have executed this deed to describe the property in the manner in which it should have been previously conveyed, and to grant and convey to the within named Grantee all rights and interest in the entire property as may be held by the Grantors.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 9th day of June, 2015.

Mark Walczak

Virginia Walczak

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark Walczak and wife, Virginia Walczak, the bargainors, 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 and official seal at Nashville, Tennessee, this 9th day of June, 2015.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 2/13/17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this
9th day of June, 2015.

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My commission expires: 3/6/18