THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, Tennessee 37215** *No title search was performed in the preparation of this Quitclaim Deed.*	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 27th day of February, 2018. Notary Public My Commission Expires:

Bill Garrett Davidson County
Batch# 63233 DEEDQC
02/28/2018 08:52:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20180228-0018578

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

QUITCLAIM DEED

Address New Owner: Tessa Ward and Barbara Ellen Schrieber "Lee" 3040 Ned Shelton Rd Nashville, TN 37217	Send Tax Bills To: New Owner	Tax Information: 135-00-0

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, **Cliff Ayers Ostermeyer, unmarried,** (hereinafter referred to as the "Grantors") does hereby quitclaim, transfer and convey unto **Tessa Ward, unmarried,** their heirs and assigns all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in the 2nd Civil District, formerly the 5th District, of Davidson County, Tennessee, described according to a survey made by Watkins and Murray, Surveyors, November 14, 1957, as follows:

Being in the center of Steel Road at the northwest corner of the property conveyed to J.A. Davey and wife, by deed of record in Book 1558, Page 619, Register's Office for said County; thence with Davy's northerly line, South 81 deg. 30 min. East 470.2 feet to an iron pin in the westerly line of the land of W.P. Neal; thence with the Neal's westerly line, North 3 deg. 30 min. East 100 feet; thence westwardly and parallel with Davy's northerly line 470 feet, more or less, to the center of Steel Road, thence with the center of same, South 5 deg. 15 min. West 100 feet to the beginning.

Being the same property conveyed to Cliff Ayers Ostermeyer and Barbara Ellen Schrieber "Lee", both unmarried, as Joint Tenants with Rights of Survivorship by Quitclaim Deed from Cliff Ayers Ostermeyer and Barbara Ellen Schrieber "Lee" of record in Instrument No 20010409-0034758, Register's Office for Davidson County, Tennessee.

This is improved property known as 3040 Ned Shelton Road, Nashville, TN 37217.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2018 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of FEBRUARY, 2018.

Cliff Ayers Ostermeyer

STATE OF INDIANA)
COUNTY OF MARION)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Cliff Ayers Ostermeyer, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of FEBRUARY 2018.

Notary Public

My Commission Expires: 09/13/2018

NOTARY PUBLIC SEAL
JEROME J LEUGERS
Comm. # 620454
Expires: 09-13-18
HAMILTON COUNTY
STATE OF INDIANA