THIS INSTRUMENT PREPARED BY:
JORDAN B. OSBORN, ESQ.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 RAMSEY WAY
DICKSON, TENNESSEE 37055
RT5177-01

Based on the information provided by the parties, no title search was requested or performed.

Karen Johnson Davidson County
Batch# 283664 DEEDQC
09/10/2019 12:57:08 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190910-0091432

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, I, JENNIFER LYNNE OAKLEY, convey and quitclaim unto OTTRELL, LLC, its successors and assigns, all of my right, title and interest in and to the following described real estate, to wit:

Land in Davidson County, Tennessee, being the easterly 61 feet of the southerly 125 feet of Block No. 2 on the Plan of Charlotte Park Company's First Addition to West Nashville, as of record in Book 57, Page 103, in the Register's Office for said County, described as follows:

Beginning at the northwest corner of Elkins Avenue, formerly Second Avenue and 42nd Avenue North, formerly First Street; thence with the northerly margin of Elkins Avenue, westwardly 61 feet; thence at right angles, northwardly 125 feet to a point 200 feet south of the southerly margin of Park Avenue, formerly First Avenue; then at right angles, eastwardly 61 feet to the westerly margin of 42nd Avenue North; thence with said Avenue, southwardly 125 feet to the beginning.

Being the same property conveyed to Jennifer Lynne Oakley by Quitclaim Deed from O'trell Properties, LLC, a Tennessee limited liability company, dated July 14, 2011, and of record as Instrument No: 20110714-0054002, in the Register's Office of Davidson County, Tennessee.

This property has a street address of 4200 Elkins Avenue, Units A & B, Nashville, Tennessee 37209. (4200 Elkins Avenue, Unit B, is also known as 317 42nd Avenue North, Nashville, Tennessee 37209).

WITNESS MY HAND this 10th day of September, 2019.

JENNIFER LYNNE OAKLEY

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, JENNIFER LYNNE OAKLEY, with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 10th day of September, 2019.

DANA B. MARLOW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm Exp. April 25, 2020

NOTARY PUBLIC

My Commission Expires _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $ 0 .

Jennifer L. Oakley
AFFIANT

Subscribed and Sworn before me this 10th day of September, 2019.

Dana B. Malone
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC
DANA B. MALONE
COUNTY OF DICKSON
My Comm Exp. April 25, 2020

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Map & Parcel:
091 16 0 201.00

ADDRESS OF NEW OWNERS AND SEND TAX BILLS TO:
OTTRELL, LLC
P.O. Box 90295
Nashville, TN 37209