THIS INSTRUMENT PREPARED BY:
JANICE STANLEY WALDEN
ATTORNEY AT LAW
P. O. BOX 121541
ACKLEN STATION
NASHVILLE, TN 37212

Karen Johnson Davidson County
Batch# 459370 DEEDQC
08/18/2020 02:37:53 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200818-0092903

ADDRESS NEW OWNER: **SARA STRESE**
2038 Straightway Avenue
Nashville, Tn 37206

Send Tax Bills to: **SARA STRESE**
2038 Straightway Avenue
Nashville, Tn 37206

MAP AND PARCEL: **PART OF 083-03-0-017.00**

QUIT CLAIM DEED

For and in consideration of the financial settlement of the parties as reflected in the Marital Dissolution Agreement incorporated into the final decree of divorce granted on July 11, 2018, in the case of SARA ELIZABETH STRESE V. VINCENT EDWARD OSTRANDER, Docket No. 18D-721, in the Third Circuit Court of Davidson County, Tennessee, the receipt of which is hereby acknowledged, VINCENT OSTRANDER, Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto SARA STRESE, Grantee, her heirs successors and assigns, forever, all right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit C of HOMES AT 107 CREIGHTON, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for HOMES AT 107 CREIGHTON, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160523-0051691, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations impose upon and relating to the units, property, co-owners and tenants of HOMES AT 107 CREIGHTON, A Horizontal Property Regime and Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20160523-

0051691, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

This the same description as in the previous deed of record

Being the same property conveyed to Sara Strese and Vincent Ostrander, husband and wife, by Warranty Deed dated April 26, 2017, from White Pines Building Group, LLC, a Tennessee Limited Liability Company as recorded April 26, 2017, and filed of record in Instrument No.20170428-041923, Register's Office for Davidson county, Tennessee.

This conveyance is subject to any and all existing restriction and easements of record.

This is improved property, known as 2038 Straightway Avenue, Nashville, TN 37206.

IN TESTIMONY WHEREOF I have executed this instrument this the 31 day of July 2020.

VINCENT OSTRANDER

STATE OF ~~TENNESSEE~~ NC)
COUNTY OF ~~DAVIDSON~~ DURHAM)

Personally, appeared before me, the undersigned Notary Public, in and for said County and State, the within named VINCENT OSTRANDER, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 31 day of July 2020.

NOTARY PUBLIC

My Commission Expires: 3/7/22

This is a tax-exempt transfer of appreciated Property between spouses as provided in the final decree of divorce. TCA 4-409

A IVAN GOODSON
NOTARY PUBLIC
WAKE COUNTY, NC