THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-30076

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **1,100,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-2-24

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 627398 **DEEDWARR**
05/03/2021 11:31:35 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00

20210503-0058912

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Ostrowski	NEW OWNER	07109004600, 07109004900,
1013 Warren Street		07109005000, 071090051 AND
Nashville, TN 37208		071090052
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Margaret C. Maddox, married, and Elizabeth C. Coakley, unmarried,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Ostrowski, unmarried,**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
Being part of Lot No. 15 on the plan of Brooklyn as of record in Book 19, Page 504, Register's Office for Davidson County, Tennessee, being Lot Nos. 1 to 5 inclusive of Block "A" on the unrecorded plan of W.F. Apple's subdivision of part of Lot No. 15 in Brooklyn. According to survey made by Collier Parrish, surveyor, March 6, 1939, said lots Nos. 1 to 5 inclusive of Block "A" are described together as follows;

Beginning on the Southwesterly margin of the New Whites Creek Pike at a point 454 feet Southeast of the Southeasterly margin of Page Street; thence with said pike, Southeastwardly 346.7 feet to the Westerly line of the Ernest F. Apple property; thence with said line South 45 degree 15 minute West 352.3 feet to the Northeasterly margin of the old Whites Creek Pike; thence with said pike, North 42 degree 05 minute West 59.1 feet to a corner of the property conveyed to Miss Birdie A. Blanchard by deed from Josephine S. Blanchard of record in Book 432 Page 606, said Register's Office; thence with her Southeasterly line North 40 degree 35 minute East 223.5 feet; thence north 3 degree 10 minute East 9 feet; thence North 46 degree 15 minute West 251.6 feet thence north 39 degree. 25 minute East 113.6 feet to the beginning.Being part of Lot No. 15 on the plan of Brooklyn as of record in Book 19, Page 504, Register's Office for Davidson County, Tennessee, being Lot Nos. 1 to 5 inclusive of Block "A" on the unrecorded plan of W.F. Apple's subdivision of part of Lot No. 15 in Brooklyn. According to survey made by Collier Parrish, surveyor, March 6, 1939, said lots Nos. 1 to 5 inclusive of Block "A" are described together as follows;

Beginning on the Southwesterly margin of the New Whites Creek Pike at a point 454 feet Southeast of the Southeasterly margin of Page Street; thence with said pike, Southeastwardly 346.7 feet to the Westerly line of the Ernest F. Apple property; thence with said line South 45 degree 15 minute West 352.3 feet to the Northeasterly margin of the old Whites Creek Pike; thence with said pike, North 42 degree 05 minute West 59.1 feet to a corner of the property conveyed to Miss Birdie A. Blanchard by deed from Josephine S. Blanchard of record in Book 432 Page 606, said Register's Office; thence with her Southeasterly line North 40 degree 35 minute East 223.5 feet; thence north 3 degree 10 minute East 9 feet; thence North 46 degree 15 minute West 251.6 feet thence north 39 degree. 25 minute East 113.6 feet to the beginning.

Being the same property conveyed to Margaret C. Maddox and Elizabeth Coakley, as joint tenants with right of survivorship by Quitclaim deed from Margaret C. Maddox and Elizabeth C. Coakley of record in Instrument No. 20031223-0182739 Register's Office for Davidson County, Tennessee, dated December 22, 2003 and recorded on December 23, 2003.

The above described property has never been the marital residence of Grantor Margaret C. Maddox and is not a marital asset.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1509 Lock Road & 4 unimproved parcels on Baptist World Center Drive, Nashville, TN 37207, with a mailing address of 1507 Lock Road, Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 30th day of April, 2021.

Margaret C. Maddox

Margaret C. Maddox

Elizabeth C. Coakley

Elizabeth C. Coakley

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 **Margaret C. Maddox and Elizabeth C. Coakley,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of April, 2021.

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 10-2-2023

Notary Public