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Karen Johnson Davidson County
Batch# 627398 DEEDQC
05/03/2021 11:31:35 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210503-0058913

THIS INSTRUMENT WAS PREPARED BY:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, TN 37203

New Owner:	Send Tax Bills To:	Map & Parcel Nos:
Andrew Ostrowiski 1013 Warren Street Nashville, TN 37208	New Owner	07109004600, 07109004900, 07109005000, 071090051 and 071090052

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid by the Grantee, the receipt of which is hereby acknowledged, we, **Margaret C. Maddox, married, and Elizabeth C. Coakley, unmarried,** the Grantor, have bargained and sold, and do hereby transfer, convey and quitclaim unto **Andrew Ostrowski, unmarried,** Grantee, his heirs and assigns forever, all of our right, title and interests in and to certain real property situated in Davidson County, Tennessee, and being more particularly described as follows:

A tract of land in the 2nd District, Davidson County, Tennessee. Tract being bounded on the southeast by the Andrew Ostrowski tract as recorded in IN. 201806290063156, Register's Office, Davidson County, Tennessee (RODC), on the southwest by the northeastern Right of Way (ROW) of Lock Road on the northwest and southwest by the Taylor Family Properties tract as recorded in IN 200710300128079 RODC, on the southwest by the Swag and Crabtree Family Trust tract as recorded in IN. 201905220048403 RODC, on the northwest by the Dana Heitman tract as recorded in IN 201710110104225 RODC and on the northeast by the southeastern ROW of Baptist World Center Drive. Tract being described according to a survey made by Stivers Land Surveying dated April 29, 2021, as follows:
Point of beginning being a 1" iron pipe old on said Lock road ROW and being the southeastern corner of the said Taylor Family Properties tract; thence with the common line of the said Taylor Family Properties tract North 44°00'08" East a distance of 223.19'to an iron rod new; thence North 06°38'29" East a distance of 9.00'to a 1" iron pipe old; thence with the common line of the said Taylor Family Properties tract, the Swag and Crabtree Family Trust and the Dana Heitman tract North 43°09'06" West a distance of 250.96'to an iron rod new; thence with the common line of the Dana Heitman tract North 42°55'55" East a distance of 111.68'to an iron rod new; thence with the ROW of Baptist World Center Drive South 47°12'23" East a distance of 143.88'to a point; thence with a curve turning to the right with an arc length of 201.37', with a radius of 1041.90', with a chord bearing of South 41°31'15" East, with a chord length of 201.05' to an iron rod new;thence with the common line of the said Andrew Ostrowski tract South 48°43'47" West a distance of 349.41'to a point; thence with the ROW of Lock Road North 39°36'35" West a distance of 57.65'to the point of beginning, having an area of 56,139 square feet, 1.29 acres.

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 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.**

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

Margaret C. Maddox

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.

My Commission expires: 10-2-2023

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 30th day of April, 2021.

NOTARY PUBLIC

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10-2-2023