Name and Address of New Owner:
Peter Steven Ostling and Megan Lynn Summers
260 37th Ave N
Nashville, TN 37209

Send Tax Bills To:
First Horizon Bank
12719 Cantrell Rd.
Ste. 200
Little Rock, AR 72223

Karen Johnson Davidson County
Batch# 671008 DEEDQC
07/06/2021 09:32:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210706-0090495

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 092-13-0-375.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Peter Steven Ostling, unmarried man,** "the Grantor," conveys and quitclaims unto **Peter Steven Ostling and Megan Lynne Summers, both unmarried, as tenants in common with rights of survivorship,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 181 on the Plan of Hortense Place of record in Plat Book 161, Page 167, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to P. Daniel Hayes by Warranty Deed from Preston L. Moore, an unmarried man, of record in Instrument No. 20180629-0063059 Register's Office for Davidson County, Tennessee, dated June 14, 2018 and recorded on June 29, 2018.
>
> Being the same property conveyed to Peter Steven Ostling, unmarried man, by Warranty Deed from P. Daniel Hayes of record in Instrument No. 202107060090493, Register's Office for Davidson County, Tennessee. (said Warranty Deed is being recorded simultaneously herewith)
>
> Being also known as 260 37th Ave N, Nashville, Tennessee 37209.

Grantor covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER

MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 1st day of July, 2021.

_____(SEAL)
Peter Steven Ostling

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Peter Steven Ostling**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 1st day of July, 2021.

SARAH LILE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public
My commission expires: 5-5-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
1st day of July, 2021.

_____
Notary Public
My commission expires: 11/27/22

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File # 2021-1647

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/1/2021 (date of document).

Affiant Signature

7/1/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 1 day of July, 2021.

Notary Signature

My Commission Expires: 11-19-23

