WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-13542-MC

Karen Johnson Davidson County
Batch# 717250 DEEDWARR
09/15/2021 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $688.20
20210915-0124121

Name and Address of New Owner:
Joan Diana Ostrander
3302 Quail View Drive
Nashville, TN 37214

Send Tax Bills To: Angel Oak Home Loans
1133 Ocean Ave. Lakewood NJ 08701

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 108120A03800CO

WARRANTY 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, **Katina Clark fka Katina Gant, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Joan Diana Ostrander, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 38, Lot No. 35 on the Plan of Quail Valley Section 4, Phase 7, on the condominium site plan of record in Book 5200, Page 522, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Katina Gant, unmarried by Warranty Deed from Aghdas Aghahossin AKA Aghdas Ghiassi and Mohsen Ghiassi, wife and husband dated June 2nd 1999 and recorded June 10th 1999 of record in Book 11522, Page 317 in the Register's Office for Davidson County, Tennessee.

This property has never been the marital residence of Ricky Clark and as such is not subject to any homestead, dower or other marital interests as contemplated by T.C.A. 26-2-301 or other similar statute.

This conveyance is subject to the current year's property taxes which have been prorated, 2021 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 3302 Quail View Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of September, 2021.

Katina Clark (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of September, 2021, before me personally appeared Katina Clark, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of September, 2021.

Notary Signature
My commission expires: 11.8.21

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires NOV. 8, 2021

AFFIDAVIT OF VALUE

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 $186,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 13th day of September, 2021.

Notary Signature
My commission expires: 3-6-2024

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am the custodian 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 September 13, 2021.

Affiant Signature

9/13/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13th day of September 2021.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

