Karen Johnson Davidson County
Batch# 738934 DEEDQC
10/19/2021 08:49:11 AM 5 pgs
Fees: $27.00 Taxes: $0.00



20211019-0140028

NEW OWNER:
Jason Osteen
2131 Bracey Circle
Joelton, Tennessee 37080

SEND TAX NOTICE TO:
Jason Osteen
2131 Bracey Circle
Joelton, Tennessee 37080

Map No. 006
Parcel No. 3.00

THIS INSTRUMENT PREPARED BY:
JEROME M. CONVERSE
Attorney at Law, #13753
514 South Main Street
Springfield, Tennessee 37172
Phone: 615.384.8861
(From Information Provided by Grantee)
NO TITLE CHECK and NO CLOSING

QUITCLAIM DEED

THIS INDENTURE is made this the 13th day of October, 2021, between BILLY OSTEEN, SHARI GRAY, PHILLIP OSTEEN, and JESSICA LARKINS, residents of Tennessee and Party of the First Part; and JASON OSTEEN, a resident of Davidson County, Tennessee, Party of the Second Part.

WITNESSETH:

That the said Party of the First Part, for and in consideration of the sum of ONE DOLLAR ($1.00) to each in hand paid by the Party of the Second Part, and other good and valuable consideration, the receipt of which is hereby acknowledged, has bargained, sold, and QUITCLAIMED its entire interest, and does hereby bargain, sell, and QUITCLAIM unto the said Party of the Second Part, JASON OSTEEN, his successors and assigns, its entire interest in a certain tract or parcel of land located in the 10th Civil District of Davidson County, Tennessee, being more particularly described as follows, to-wit:

BEGINNING at an iron pin in the easterly right of way of Greer Road, said pin being ¼ mile more or less north of the Greer Road and Dividing Ridge Road intersection; thence South 89 deg. 17' 45" Est 682.24' to an iron pin located on the East Bank of an existing creek; thence with said creek South 47 deg. 59' 24" East 99.48' to an iron pin in the intersection of said creek with another creek flowing in an northeasterly direction; thence with said intersecting creek South 56 deg. 24' 43" West, 138.88' to an iron pin in the

center of said creek; thence South 70 deg. 01' 35" West, 356.62' to an iron pin in the center of said creek; thence South 78 deg. 36' 00" West, 156.96' to an existing 6' sugar maple corner on the north bank of said creek; thence with an existing fence line South 03 deg. 57' 56" East, 171.43' to an iron pin at a double fence post corner; thence with an existing fence line South 03 deg. 57' 56" East, 171.43' to an iron pin at a double fence post corner; thence with an existing fence line South 85 deg. 22' 06" West, 130.45' to an existing tree stump in said fence line; thence continuing with said fence line South 71 deg. 59' 03" West, 74.37' to an existing tree stump in said fence line; thence with said fence line North 85 deg. 24' 18" East, 96.84' to an existing corner fence post, thence with an existing cross fence South 10 deg. 28' 58" West, 12.16' to an iron pin in the right of way of Greer Road; thence with a curve to the right (=66 deg. 02' 55", R. = 159.59', L.C. =173.95'), 183.97' to a point; thence North 19 deg. 48' 38" East, 65.71 feet to a point; thence with a curve to the left, (= 13.57' 15", R = 1044.78', L.C. = 253.82'), 254.45' to a point beginning, containing 5.33 acres more or less.

AND BEING the same property conveyed to William H. Osteen and wife, Betty Osteen by deed of record in Book 10842, Page 782, Register's Office for Davidson County, Tennessee. The said Betty Osteen died on March 2, 2016, leaving William H. Osteen as the owner in fee of said property. William H. Osteen died testate on December 26, 2020, with no surviving spouse. In his Last Will and Testament of record in Book ____, Page _____, Register's Office for Davidson County, Tennessee, William H. Osteen devised his entire residuary estate, which includes this real property, to his five children as his sole testate heirs, Billy Osteen, Shari Gray, Phillip Osteen, Jason Osteen, and Jessica Larkins. William H. Osteen's estate was fully administered in Davidson County 7th Circuit Court No. 21P366 and is closed. Each of the Grantors herein conveys his/her undivided one-fifth (⅕) interest in the above-described real property to Jason Osteen, who is already vested in an undivided one-fifth (⅕) interest in the aforedescribed real property and as a result thereof, Jason Osteen will be the owner in fee of the entire interest in the above-described property. ✱ 20211019-0140027

Davidson County Property Taxes are allocated based on mutual agreement of the Parties.

Possession is granted as of the date of this deed.

IN WITNESS WHEREOF, the said Party of First Part and Party of the Second Part have hereunto set his/her hand and seal the day and year first above written.

BILLY OSTEEN

SHARI GRAY

PHILLIP OSTEEN

JESSICA LARKINS

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BILLY OSTEEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 13th day of October, 2021.

NOTARY PUBLIC

My Commission Expires: 2/28/23.

JANET COX
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHARI GRAY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 13th day of October, 2021.

Janet Cox
NOTARY PUBLIC

My Commission Expires: 2/28/23.

JANET COX
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILLIP OSTEEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 13th day of October, 2021.

Janet Cox
NOTARY PUBLIC

My Commission Expires: 2/28/23.

JANET COX
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA LARKINS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 13th day of October, 2021.

Janet Cox
NOTARY PUBLIC

My Commission Expires: 2/28/23.

JANET COX
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Robertson)

I hereby swear or affirm that the actual consideration for this transfer is $ -0- .

Joseph L. Allen
AFFIANT

SUBSCRIBED and SWORN to before me this the 13th day of October, 2021.

Janet Cox
NOTARY PUBLIC/Register

My Commission Expires: 2/28/23.

JANET COX
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY