Karen Johnson Davidson County
Batch# 994113 DEEDWARR
04/19/2023 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $839.90
20230419-0028831

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20802-MC

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $227,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of April, 2023.

Notary Public
My Commission Expires: 8/15/2026

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dylan Craven and Branda Cavanna 3302 Quail View Drive Nashville, TN 37214	New Owner	108 12 0A 038.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Joan Diana Ostrander, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Dylan Craven, an unmarried man, and Branda Cavanna, an unmarried woman, as joint tenants with right of survivorship**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 38, Lot No. 35 on the Plan of Condominium Site Plan Phase Seven Lots 29-52 & 80 Section Four Quail Valley, of record in Plat Book 5200, Page 522 and 523, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joan Diana Ostrander, an unmarried woman, by Warranty Deed from Katina Clark fka Katina Gant, married, of record in Instrument No. 20210915-0124121, in the Register's Office of Davidson County, Tennessee, dated September 13, 2021 and recorded on September 15, 2021.

This is ☒ improved or ☐ unimproved property located at: **3302 Quail View Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of April, 2023.

GRANTOR:

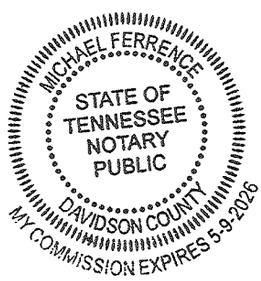
Joan Diana Ostrander

Joan Diana Ostrander

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Joan Diana Ostrander,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of April, 2023.



Notary Public
My Commission expires: _____

202304190028831

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or 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 4/14/2023.

Affiant Signature

April 17, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on April 17, 2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON