THIS INSTRUMENT PREPARED BY:

J. Kasey Talbott, Attorney at Law
Centerpoint Group Law Firm
805 S. Church St., Suite 11
Murfreesboro, TN 37130

NAME AND ADDRESS OF NEW OWNERS:

Elizabeth Ostrowski
221 54th Ave. N
Nashville, TN 37209

SEND TAX BILLS TO: SAME

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND CENTERPOINT GROUP LAW FIRM, AND ITS ATTORNEYS SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. WHEN EXECUTED THIS DOCUMENT SHOULD BE PROMPTLY RECORDED IN THE REGISTER OF DEEDS OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

QUITCLAIM DEED

(Map and Parcel No.: 07109004700)

THIS INSTRUMENT made and entered into on this the 14 day of December, 2023, by and between, **ANDREW OSTROWSKI** ("Grantor"), and **ELIZABETH OSTROWSKI** ("Grantee");

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 ($1.00) DOLLAR, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor conveys, transfers, releases, relinquishes, and quitclaims unto Grantee, Grantee's heirs and assigns, all Grantor's right, title and interest in and to the following described real estate, to wit:

Map and Parcel No. 07109004700

Land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain tract of land in the city of Nashville, Davidson County, Tennessee with the address of 1505 Lock Rd. recorded in Deed Book 11502, page 743. Being more particularly described by a survey by Elkins Survey Company 4-5-2011.

Beginning at an iron pin at the southeast right of way of Baptist World Center Drive. The northeast corner of the property described herein traveling S 32°08'45" W 281.28 to a spike; thence N 57°32'23 W 166.04 to a pk nail set; thence N 39°54 '15" W 263.50' to a pk nail set; thence N 49°50'45" E 350.00' to an iron pin; thence S 34°27'22" E 338.10' to an iron pin to the point of beginning containing 2.85 acres, more or less.

Being the same property conveyed to Andrew Ostrowski, a single man, by Warranty Deed from J2K Builders, LLC, and William G. Wallis, Sr. of record in Instrument Number 20180629-0063156, Register's Office for Davidson County, Tennessee, recorded June 29, 2018.

This property is known as 1505 Lock Road, Nashville, TN 37207.

THIS conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises and these premises are not the marital residence of either grantee.

Karen Johnson Davidson County
Batch # 1082901 DEEDQC
12/18/2023 08:39:07 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231218-0097108

IN WITNESS WHEREOF, the Grantor has hereunto set his signature on this the 14 day of December, 2023.

ANDREW OSTROWSKI

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, Andrew Ostrowski, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument (Quitclaim Deed) for the purposes therein contained.

Witness my hand and official seal at Nashville, this 14 day of December, 2023.

Notary Public

My Commission Expires: 11.08.27

CELINA CAMPBELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2027
DAVIDSON COUNTY

AFFIDAVIT

STATE OF Tennessee)

COUNTY OF Davidson)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $0.

Affiant

Sworn to and subscribed before me this 14 day of December 2023.

Notary Public

My Commission Expires: 11.08.27

CELINA CAMPBELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2027
DAVIDSON COUNTY