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:

Lock One Real Estate LLC
221 54th Ave. N
Nashville, TN 37209

SEND TAX BILLS TO: SAME

Karen Johnson
Batch # 1082901
12/18/2023 08:39:07 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20231218-0097109

**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 Nos.:**
**07109004600, 07109004900, 07109005000, 071090051, 071090052, and 08213007100**

THIS INSTRUMENT made and entered into on this the 14 day of December 2023, by and between, **ANDREW OSTROWSKI** ("Grantor"), and **LOCK ONE REAL ESTATE LLC, a Tennessee Limited Liability Company** ("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 Nos. 07109004600, 07109004900, 07109005000, 071090051, and 071090052.**

Certain real property situated in Davidson County, Tennessee, and being more particularly described as follows:

A tract of land in the 2nd District, Davidson County, Tennessee. Tract being bounded on the southeast by the Andrew Ostrowski tract as recorded in IN. 201806290063156, Register's Office, Davidson County, Tennessee (RODC), on the southwest by the northeastern Right of Way (ROW) of Lock Road on the northwest and southwest by the Taylor Family Properties tract as recorded in IN 200710300128079 RODC, on the southwest by the Swag and Crabtree Family Trust tract as recorded in IN. 201905220048403 RODC, on the northwest by the Dana Heitman tract as recorded in IN 201710110104225 RODC and on the northeast by the southeastern ROW of Baptist World Center Drive. Tract being described according to a survey made by Stivers Land Surveying dated April 29, 2021, as follows:

Point of beginning being a 1" iron pipe old on said Lock road ROW and being the southeastern corner of the said Taylor Family Properties tract; thence with the common line of the said Taylor Family Properties tract North 44°00'08" East a distance of 223.19' to an iron rod new; thence North 06°38'29" East a distance of 9.00' to a 1" iron pipe old; thence with the common line of the said Taylor Family Properties tract, the Swag and Crabtree Family Trust and the Dana Heitman tract North 43°09'06" West a distance of 250.96' to an iron rod new; thence with the common line of the Dana Heitman tract North 42°55'55" East a distance of 111.68' to an iron rod new; thence with the ROW of Baptist World Center Drive South 47°12' 23" East a distance of 143.88' to a point; thence with a curve turning to the right with an arc length of 201.37', with a radius of 1041.90', with a chord bearing of South 41°31'15" East, with a chord length of 201.05' to an iron rod new; thence with the common line of the said Andrew Ostrowski tract South 48°43'47" West a distance of 349.41' to a point; thence with the ROW of Lock Road North 39°36'35" West a distance of 57.65' to the point

of beginning, having an area of 56,139 square feet, 1.29 acres.

Being the same property conveyed to Andrew Ostrowski, unmarried, by Warranty Deed from Margaret C. Maddox, married, and Elizabeth C. Coakley, unmarried of record in Instrument Number 20210503-0058913, Register's Office for Davidson County, Tennessee, recorded May 3, 2021.

This property is known as 1509 Lock Road, Nashville, TN 37207.

**Map and Parcel No. 08213007100**

Land in Davidson County, Tennessee, being lot 48, Block "C" Bransford Realty Company's Subdivision of the South Part of the North Hill tract as shown on plat of record in Plat Book 421, page 76, in the register's office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Andrew Phillip Ostrowski, an unmarried man, by Quitclaim Deed from Elizabeth Mcelveen Allison, an unmarried woman, of record in Instrument Number 20200427-0043635, Register's Office for Davidson County, Tennessee, recorded April 27, 2020.

This is improved property known as 925 Locklayer St., Nashville, TN.

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. Andrew Phillip Ostroski and Andrew Ostrowski are one in the same person.

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 Tennesse )

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