Karen Johnson
Batch # 1230339
01/27/2025 12:37:58 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20250127-0006082

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY:
Lydia K. Gregory, Esq.
GRIFFIN LAW GROUP, PLLC
Totty Professional Building
541 N. Mt. Juliet Road, Suite 2201 A2
Mount Juliet, Tennessee 37122
lydia@griffinlawgroup.org
615.651.6903

LYDIA K. GREGORY
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 12, 2028
COUNTY OF SMITH

OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Joan D Ostrander
AFFIANT

Subscribed and sworn to before me, this 21 day of January, 2025.

Lydia K. Gregory
NOTARY PUBLIC OR REGISTER

My Commission Expires: 4/12/28

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Joan Diana Ostrander c/o the JOAN DIANA OSTRANDER REVOCABLE LIVING TRUST, dated January 21, 2025	Joan Diana Ostrander c/o the JOAN DIANA OSTRANDER REVOCABLE LIVING TRUST, dated January 21, 2025	095 14 0
2106 Jade Drive Nashville, Tennessee 37210	2106 Jade Drive Nashville, Tennessee 37210	031.00

This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences, tax related matters or any matter related to Medicaid or TennCare benefits. No title examination or settlement has been performed and GRIFFIN LAW GROUP, PLLC shall not be responsible for any matter that could have been resolved by a title examination, settlement, legal and/or tax related counsel. The prepare has made no determination as to the status of the title or the correctness of the information contained herein.

FOR AND IN CONSIDERATION of One ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, I, **JOAN D. OSTRANDER A/K/A/ JOAN DIANA OSTRANDER (hereinafter, "Grantor"),** do hereby transfer and convey any and all interest unto **JOAN DIANA OSTRANDER, TRUSTEE of the JOAN DIANA OSTRANDER REVOCABLE LIVING TRUST, dated January 21, 2025 (hereinafter, "Grantee"),** all my right, title and interest in and to the following real estate located in Davidson County, Tennessee and described as follows, to wit:

Land in Davison County, Tennessee, being Lot No. 62 on the Plan of Elm Hill Acres, Section No. I of record in Book 2331, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 62 fronts 70 feet on the north side of Jade Drive and runs back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Joan D. Ostrander by Warranty Dead from Allen Roy Juergemeier and Sandra Kay Chaney, by Instrument No. 20190927-0098490, Register's Office for Davison County, Tennessee. For further reference, see Instrument No. 20170615-0060086, Register's Office for Davison County, Tennessee.

Joan D. Ostrander and Joan Diana Ostrander are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 2331, Page 67 and Book 2442, Page 464, in the said Register's Office, and all other matters of record, including all items set out on any applicable plat of record.

The legal description contained herein is the same as that contained in the previous deed of record.

This is improved property, known as: 2106 Jade Drive, Nashville, Tennessee, 37210.

This deed was prepared with information furnished by the parties herein. Preparer makes no warranties, express or implied regarding the accuracy of the property description.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed hereunto affixing a signature on the date indicated in the respective acknowledgement herein below, to make this conveyance effective on this the 21st day of January, 2025.

Joan D Ostrander

JOAN D. OSTRANDER A/K/A
JOAN DIANA OSTRANDER

LYDIA K. GREGORY
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 12, 2028
COUNTY OF SMITH

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainor, **Joan D. Ostrander A/K/A Joan Diana Ostrander**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESSED HER HAND on the 21st day of January, 2025.

Lydia K. Gregory
Notary Public

My Commission Expires: 4/12/28

OPINIONS OF TITLE, DESCRIPTION, OR SURVEY ARE NOT CERTIFIED BY THIS DEED.