THIS INSTRUMENT WAS PREPARED BY:
Jacob Mason, LLM, EPLS, CELA
Mason & Associates Law Firm
1531 Hunt Club Blvd., Suite 208
Gallatin, TN 37066
(615) 989-7054

Karen Johnson
Batch # 1267533
05/02/2025 08 16 50 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250502-0033959

ADDRESS NEW OWNERS AS FOLLOWS	SEND TAX BILLS TO.	MAP-PARCEL NUMBER
Christine Stenson 5018 Montclair Drive Nashville, TN 37211	Christine Stenson 5018 Montclair Drive Nashville, TN 37211	146-12-0-056.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that on March 25, 2025, Carl Michael Ostrowski and Christine M. Stenson, for and in consideration of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, hereby conveys and quitclaims unto Christine M. Stenson, her heirs and assigns, all of her right, title, and interest to the following described real estate or parcel of land, to wit:

Lot 481, Section Six, Crieve Hall Estates, as shown on plat of record in Plat Book 2331, Pages 1 and 2, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed to Carl Michael Ostrowski and Christine M. Stenson, husband and wife, from Christine M. Stenson and Carl M. Ostrowski, an unmarried man as joint tenants with the right of survivorship, and recorded 03/06/07 in Instrument No. 20070306-0027461, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christine M. Stenson, an unmarried woman and Carl M. Ostrowski, an unmarried man as joint tenants with the right of survivorship, by Warranty Deed from David R. Boyer and Lynne C. Boyer, husband and wife dated 07/13/04, and recorded 08/03/04 in Instrument No. 20040803-0092577, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein. The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5018 Montclair Drive Nashville, TN 37211

SAID PROPERTY IS CONVEYED SUBJECT TO such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF Carl Michael Ostrowski and Christine M. Stenson has here unto set their signature on this day and date first above written.

Christine M. Stenson, as agent for
Carl Michael Ostrowski

Christine M. Stenson

STATE OF TENNESSEE)
) ss.
COUNTY OF SUMNER)

Carl Michael Ostrowski and Christine M. Stenson personally appeared before me, the undersigned, a Notary Public, in and for said County and State, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he executed the within instrument for the purposes contained therein.

WITNESS my hand and official seal this on March 25, 2025.

KARISSA HENDRICKSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
08/01/2028
SUMNER COUNTY

Karissa Hendrickson, Notary Public
1531 Hunt Club Boulevard, Suite 208
Gallatin, Tennessee 37066
My commission expires: 08/01/2028

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STATE OF TENNESSEE)
COUNTY OF SUMNER)

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

AFFIANT

Subscribed and sworn to before me, this on March 25, 2025.

KARISSA HENDRICKSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
08/01/2028
SUMNER COUNTY

Karissa Hendrickson, Notary Public
1531 Hunt Club Boulevard, Suite 208