THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Montgomery
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8758-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 500,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 2025. Notary Public MY COMMISSION EXPIRES: 11/15/2028 (AFFIX SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1304213 DEEDWARR
07/31/2025 02:11:30 PM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20250731-0060826

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nikki Sude and Stephen Conger	New Owners	
901 Jackson Street		082-13-0-057.00
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Jason Ostenson, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nikki Sude and Stephen Conger, joint tenants**

HEREINAFTER CALLED THE GRANTEES, 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 the easterly 30 feet of Lot No. 21 on the Plan of Block "A" of the Bransford Realty Company's North Hill Subdivision, as of record in Book 332, Page 23, Register's Office for Davidson County, Tennessee, together with the entire Lot 22 as shown on the Plan of Block "A" of the Bransford Realty Company's North Hill Subdivision, as of record in Book 332, Page 23, said Register's Office.

Said Lot 22 and portion of Lot 21 together front 56 feet on the South side of Jackson Street and extends back southerly between parallel lines, the eastern line also being the western margin of McLemore Street or 9th Avenue North, 100 feet more or less to an alley.

Being the same property conveyed to Jason Ostenson by Warranty Deed from Mark Walczak and Virginia Walczak, husband and wife of record in Instrument No. 20150615-0056292 Register's Office for Davidson County, Tennessee, dated June 09, 2015 and recorded on June 15, 2015.

Being the same property conveyed to Jason Ostenson by Quitclaim Deed from Mark Walczak and wife, Virginia Walczak of record in Instrument No. 20150615-0056293 Register's Office for Davidson County, Tennessee, dated June 09, 2015 and recorded on June 15, 2015.

Rachel Crumpler, joins in this conveyance for the purpose of conveying any and all marital interest she may have in subject property as the spouse of Jason Ostenson.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **901 Jackson Street, Nashville, TN 37208**

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

Witness our hands this the 28th day of July, 2025.

Jason Ostenson

Jason Ostenson

Rachel Crumpler

STATE OF Texas
COUNTY OF Brazoria

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jason Ostenson,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of July, 2025.

My Commission expires: 11/06/2028

Notary Public

Tyrrell J Cherry
ID NUMBER
132769360
COMMISSION EXPIRES
November 6, 2028

Electronically signed and notarized online using the Proof platform.

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rachel Crumpler,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the ____ day of _____, _____.

My Commission expires: _____

Notary Public

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

Witness our hands this the 28 day of July, 2025.

Jason Ostenson

Rachel Crumpler

Rachel Crumpler

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jason Ostenson,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the ____ day of _____, _____.

My Commission expires: _____ _____

Notary Public

STATE OF Washington
COUNTY OF King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rachel Crumpler,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of July, 2025.

My Commission expires: 08/05/26

Notary Public

Notary Public
State of Washington
JEANNINE MARIE SHAW
LICENSE # 22029980
MY COMMISSION EXPIRES
AUGUST 5, 2026

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 7/28/25.

Affiant Signature – Joshua A. Terry

7/30/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/30/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-29