WARRANTY DEED

Karen Johnson Davidson County
Batch# 1334931 DEEDWARR
10/16/2025 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.13
20251016-0082554

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/15/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kimberly Anna Ostrosky	New Owner	063-16-0B-048.00
(NAME)	(NAME)	
704 Jaywood Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Sandra S. McDowell, an unmarried woman,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Kimberly Anna Ostrosky, a single woman,** hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 82 on the plan of Hampton Park (formerly Chitwood Downs-a Planned Unit Development), of record in Plat Book 6900, Page 550-552 and corrected in Plat Book 7462, Page 445, Plat Book 8110, Page 401 and Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sandra S. Mcdowell, unmarried by Warranty Deed from Norman L. Eldridge and wife, Jean T. Eldridge,, dated 09/10/2016, of record in Instrument No. 20160922-0099853, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The McDowell Trust dated June 7, 2011 by Quit Claim Deed from Sandra S. McDowell, unmarried, dated , of record in Instrument No. 20170113-0004310, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brady Crews, by Quit Claim Deed from Sandra S. McDowell, dated 04/12/2018, of record in Instrument No. 20180517-0047385, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sandra S. McDowell, Brady Crews by Deed of Correction from Sandra S. McDowell, Trustee of the McDowell Trust, dated , of record in Instrument No. 20250801-0061074, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sandra S. McDowell by Quit Claim Deed from Sandra S. Mcdowell and Brady Crews, dated 08/14/2025, of record in Instrument No. 20250815-0065155, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 704 Jaywood Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2733094
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 15th day of October, 2025.

Sandra S. McDowell

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sandra S. McDowell,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of October, 2025.

Notary Public:

My Commission Expires: 1.31.29

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

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 10/15/25.

Affiant Signature – Joshua A. Terry

10/16/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 10/16/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27