Karen Johnson Davidson County
Batch # 1459509 DEEDQC
08/14/2026 08:05:47 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260814-0075788

THIS INSTRUMENT PREPARED BY:
JORDAN B. OSBORN, ESQ.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 RAMSEY WAY
DICKSON, TENNESSEE 37055
RT5177-01(a)

Based on the information provided by the parties, no title search was requested or performed.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, OTTRELL, LLC, a Tennessee limited liability company, conveys and quitclaims unto Jennifer Lynne Oakley, as Trustee of OAKLEY LUTTRELL FAMILY TRUST, its successors and assigns, all of its right, title and interest in and to the following described real estate, to wit:

> Land in Davidson County, Tennessee, being the easterly 61 feet of the southerly 125 feet of Block No. 2 on the Plan of Charlotte Park Company's First Addition to West Nashville, as of record in Book 57, Page 103, in the Register's Office for said County, described as follows:
>
> Beginning at the northwest corner of Elkins Avenue, formerly Second Avenue and 42nd Avenue North, formerly First Street; thence with the northerly margin of Elkins Avenue, westwardly 61 feet; thence at right angles, northwardly 125 feet to a point 200 feet south of the southerly margin of Park Avenue, formerly First Avenue; then at right angles, eastwardly 61 feet to the westerly margin of 42nd Avenue North; thence with said Avenue, southwardly 125 feet to the beginning.
>
> Being the same property conveyed to OTTRELL, LLC, by Quitclaim Deed from Jennifer Lynne Oakley, dated September 10, 2019, and of record as Instrument No: 20190910-0091432 in the Register's Office of Davidson County, Tennessee.
>
> This property has a street address of 4200 Elkins Avenue, Units A & B, Nashville, Tennessee 37209. (4200 Elkins Avenue, Unit B, is also known as 317 42nd Avenue North, Nashville, Tennessee 37209).

IN WITNESS WHEREOF, OTTRELL, LLC, has caused its name to be subscribed hereto by its duly authorized officer on this the 29th day of July, 2026.

OTTRELL, LLC

BY: Jennifer Lynne Oakley

Jennifer Lynne Oakley, Member

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jennifer Lynne Oakley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to me), and who upon oath, acknowledged herself to be the Member of Ottrell, LLC, the within named bargainor, a Tennessee limited liability company, and that she as such officer executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 29th day of July, 2026.

JORDAN B. OSBORN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMMISSION EXPIRES JULY 18, 2028

NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $ 0 .

AFFIANT

Subscribed and sworn before me this 29th day of July, 2026.

JORDAN B. OSBORN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMMISSION EXPIRES JULY 18, 2028

NOTARY PUBLIC

My Commission Expires: _____

****

Map & Parcel:
091 16 0 201.00

ADDRESS OF NEW OWNERS AND SEND TAX BILLS TO:
Jennifer Lynne Oakley, Trustee for
Oakley Luttrell Family Trust
P.O. Box 90295
Nashville, TN 37209