Karen Johnson Davidson County
Batch# 1483232 DEEDQC
10/12/2026 01:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20261012-0093625

This Instrument Was Prepared By:
Casey W. Riggs
Riggs Davie PLC
104 Continental Place, Suite 320
Brentwood, Tennessee 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Joseph Anthony Kustelski (a/k/a Joseph A. Kustelski), Affiant

Subscribed and sworn to before me this 9th day of October 2026.

Notary Public

My Commission Expires: 1/24/2028

MADISON BOTSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-24-2028

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.

QUITCLAIM DEED

ADDRESS OF NEW OWNER	**SEND TAX BILLS TO**	**MAP/PARCEL NO.**
Joseph Anthony Kustelski Anne Jule Ortmeier 2810 McNairy Lane Nashville, TN 37204	Same	103-04-0-463.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Joseph Anthony Kustelski (a/k/a Joseph A. Kustelski), a married man**, the "**Grantor**," does hereby convey and quitclaim unto **Joseph Anthony Kustelski and Anne Jule Ortmeier, husband and wife, as tenants by the entirety**, the "**Grantees**," all of Grantor's interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN TESTIMONY WHEREOF, this instrument has been executed by the Grantor, this the 9th day of October 2026.

Joseph Anthony Kustelski (a/k/a Joseph A. Kustelski)

STATE OF TENNESSEE)
) SS:
COUNTY OF WILLIAMSON)

Before me, Madison Botsch, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared **Joseph Anthony Kustelski (a/k/a Joseph A. Kustelski), a married man**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 9th day of October 2026.

Notary Public

My Commission Expires: 1/24/2028

MADISON BOTSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
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EXHIBIT A

BEING Lot No. 2 on the Plan of Paul A. Picelli Property of record in Plat Book 8250, Page 496, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph Anthony Kustelski (a/k/a Joseph A. Kustelski), an unmarried man, by Quitclaim Deed from Rachel Pond Kustelski, of record in Instrument No. 20090105-0000821, dated December 23, 2008, recorded January 5, 2009, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions and easements of record.

The above-described property is improved property known as 4115 Media Street, Nashville, Tennessee 37209.

This legal description is the same as from the previous deed of record.

Tennessee Certification of Electronic Document

I, **Casey W. Riggs**, 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 October 9, 2026 (date of document).

Affiant Signature

October 9, 2026
Date

State of **Tennessee**

County of **Williamson**

Sworn to and subscribed before me this 9th day of October 2026.

Notary's Signature

MY COMMISSION EXPIRES: **January 24, 2028**

NOTARY'S SEAL

