Karen Johnson Davidson County
Batch# 1483232 DEEDQC
10/12/2026 01:04:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20261012-0093626

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, Affiant

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

Madison Botsch
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, Co-Trustee Anne Jule Ortmeier, Co-Trustee 2810 McNairy Lane Nashville, TN 37204	Same	118-10-8.00

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 A. Kustelski and Anne J. Ortmeier, husband and wife**, the "**Grantors**," do hereby convey and quitclaim unto **Joseph Anthony Kustelski and Anne Jule Ortmeier, Co-Trustees of the Kustelski 2026 Family CP Trust dated October 9, 2026,** a trust, the "**Grantee**," all of Grantors' interest in and to certain tracts or parcels 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 Grantors, this the 9th day of October 2026.

Joseph A. Kustelski

Anne J. Ortmeier

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 A. Kustelski and Anne J. Ortmeier, husband and wife**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they, 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

TRACT I:

Land in Davidson County, Tennessee, being the Southerly part of Lot No. 1 and 2 on the Plan of Battlefield Estates, Block "E", Section 2, of record in Book 843, Page 108, Register's Office for said County. Said part of Lots Nos. 1 and 2 front together 70.9 feet on the Easterly side of McNairy Lane and runs back between parallel lines 200 feet to a dead line, measuring 71.4 feet thereon.

Being the same property conveyed to Joseph A. Kustelski and Anne J. Ortmeier, husband and wife, by Warranty Deed from Charles H. Smith, Jr., married, of record in Instrument No. 20150902-0089056, dated August 28, 2015, recorded September 2, 2015, Register's Office for Davidson County, Tennessee.

TRACT II:

COMMENCING AT A POINT IN THE EASTERLY MARGIN OF McNAIRY LANE (50 FOOT WIDE PUBLIC R.O.W.) SAID POINT BEING A NAIL (OLD) IN A CONCRETE DRIVEWAY AT THE SOUTHWEST CORNER OF THE COMMON AREA OF HOMES AT 843 BATTLEFIELD DRIVE (INSTRUMENT # 20190508-0043047 R.O.D.C., TN) AND THE NORTHWEST CORNER OF THE SOUTHERLY PART OF LOT 1 & 2, BATTLEFIELD ESTATES, BLOCK "E" (BOOK 843, PAGE 108 R.O.D.C., TN) OWNED BY JOSEPH A. KUSTELISKI AND ANNE J. ORTMEIER (INSTRUMENT # 20150902-0089056 R.O.D.C., TN); THENCE LEAVING SAID EASTERLY MARGIN OF McNAIRY LANE S 88°37'03" E WITH THE SOUTHERLY LINE OF SAID HOMES AT 843 BATTLEFIELD DRIVE 100.55 FEET TO A NAIL (OLD) AT THE SOUTHWEST CORNER OF HOMES AT 841 BATTLEFIELD DRIVE (INSTRUMENT # 20170222-0017797 R.O.D.C., TN), THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT OF LAND; THENCE LEAVING SAID KUSTELSKI / ORTMEIER WITH THE LINE BETWEEN SAID HOMES AT 841 BATTLEFIELD DRIVE AND SAID 843 BATTLEFIELD DRIVE N 02°15'34" E 5.00 FEET TO AN IRON ROD (NEW); THENCE S 88°37'03" E 99.53 FEET TO AN IRON ROD (NEW) IN THE WESTERLY LINE OF LOT 3, BLOCK "E" OF SAID BATTLEFIELD ESTATES OWNED BY DON E. BRICKNER AND STEPHEN M. BRICKNER (INSTRUMENT # 20170627-0064485 R.O.D.C., TN) ; THENCE WITH SAID BRICKNER S 02°15'30" W 5.00 FEET TO AN IRON ROD (OLD) AT THE ORIGINAL NORTHEST CORNER OF SAID KUSTELSKI / ORTMEIER; THENCE N 88°37'03" W 99.53 FEET THE DESCRIBED TRACT OF LAND CONTAINING 497.65 SQ. FT. OR 0.01 ACRES MORE OR LESS ACCORDING TO A SURVEY DATED 7-20-2020 BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC. P.O. BX. 41153, NASHVILLE, TN 37204 CERTIFIED BY JOHN HOOD TN. R.L.S.# 1838

Being the same property conveyed to Joseph A. Kustelski and Anne J. Ortmeier, husband and wife, by Quitclaim Deed from Scruggs Homes, GP, of record in Instrument No. 20201113-0134437, dated and recorded November 13, 2020, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as 2810 McNairy Lane, Nashville, Tennessee 37204.

This legal description is the same as from the previous deeds 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

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