2020-294

WARRANTY DEED

Karen Johnson Davidson County
Batch# 417405 DEEDWARR
06/17/2020 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,840.75
20200617-0063059

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $497,500.00.

Affiant

Subscribed and sworn to me on 06/05/2020.

NOTARY PUBLIC
My Commission Expires: 5/2/22

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Immanuel Jay Douglass 33 Perkins Street Nashville, TN 37210	NEW OWNER	105-04-0J-003.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Olympus Development Group, GP, a Tennessee general partnership, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Immanuel Jay Douglass, a one-half undivided interest and Kevin Bradley Newman and wife, Shayne M. Newman, a one-half undivided interest, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> A certain unit located in Davidson County, Tennessee, being known and designated as Lot 2, Unit No. A of Chestnut Square, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Perkins Gardens, a Horizontal Property Regime, of record in Instrument Number 20180731-0074614, Amended in Instrument No. 20190514-0045284, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.
>
> Being part of the same property conveyed by Warranty Deed from Aaron Sparkman, unmarried to Olympus Development Group, GP, a Tennessee general partnership as recorded on the 25th day of July, 2018 in Instrument No. 20180725-0072432 and part of Warranty Deed from Linda Mosley as Successor Trustee of the Billie W. Rickles Family Trust to Aaron Sparkman, unmarried as recorded on the 4th day of January, 2011 in Instrument No. 20110104-0000936, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 33 Perkins Street, Nashville, Tennessee 37210.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 my hand this 06/05/2020.

Josephine Saffert, Partner
Olympus Development Group, GP

Matt Phillips, Partner
Olympus Development Group, GP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Josephine Saffert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be an authorized representative and Partner of Olympus Development Group, GP, the within named bargainor, and that she as such authorized Partner of Olympus Development Group, GP has duly authorized and executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Partner of Olympus Development Group, GP.

Witness my hand this 06/05/2020.

Notary Public

My Commission Expires: 11-8-2021



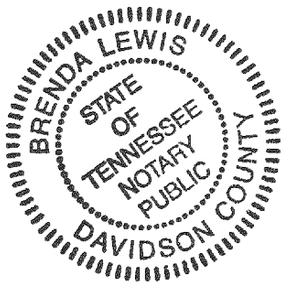
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Matt Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized representative and Partner of Olympus Development Group, GP, the within named bargainor, and that he as such authorized Olympus Development Group, GP. has duly authorized and executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Olympus Development Group, GP.

Witness my hand and official seal on 06/05/2020.

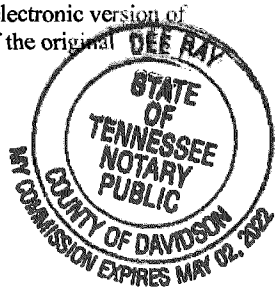
NOTARY PUBLIC

My Commission Expires: 11-8-2021



I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public