Karen Johnson Davidson County
Batch# 428104 DEEDWARR
06/29/2020 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $584.60
20200629-0070146

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ $158,000.00

Taylor Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2020.

Claire H Jenkins
Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hollingshead & Associates, PLLC, ,

File No.: 1034

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Olympus Development LLC	OLYMPUS DEVELOPMENT	081 11 0 553.00
(NAME)	(NAME)	
1610 12th Ave N	8001 ANNA CT.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	GREENBRIER, TN 37073	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, TRACEY ELAINE SMITH AND UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO OLYMPUS DEVELOPMENT LLC, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 the northly half of Lot No. 129, in the McGavock, Wetmore, and Others Second Addition to the Clty of Nashville, called the town of McGavock, of record in Plat Book 21, Page 41, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Tracey Elaine Smith, an unmarried person, by Warranty Deed from Nashville Area Habitat for Humanity, Inc., a Tennessee nonprofit corporation, dated July 19, 1996, recorded on July 26, 1996, of record in Book 10133, Page 903, Register's office for Davidson County, Tennessee.

Being the same property conveyed to OLYMPUS Development, LLC by Warranty Deed in an instrument dated 06/26/2020 and recorded 06/29/2020 in Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1610 12th Ave N, Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Witness our hands this 26th day of June, 2020.

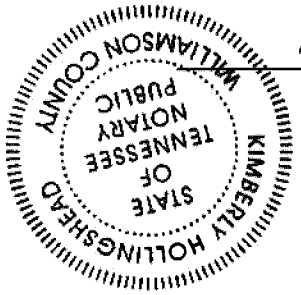
Tracey Elaine Smith
Tracy Elaine Harris aka Tracey Elaine Smith

STATE OF Tennessee
COUNTY OF Williamson

On this 26th day of June, 2020, before me personally appeared Tracey Elaine Smith and unmarried woman to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 26th day of June, 2020

Commission Expires: 2/12/23



Notary Public

True Copy Certification

I, Matthew Anderson, 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.

_____ Signature

State of Tennessee

County of Davidson

Personally appeared before me, Taylor Anderson, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____ Notary's Signature

My Commission Expires: July 3rd, 2023

