WARRANTY DEED

Karen Johnson Davidson County
Batch# 433912 DEEDWARR
07/09/2020 03:28:52 PM 2 pgs
Fees: $13.00 Taxes: $4,532.50

20200709-0074948

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,225,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY 2020.

Notary Public

MY COMMISSION EXPIRES: 7/7/23
(AFFIX SEAL)

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd S. Schlamp	New owner	**117-07-4H-002.00**
(NAME)	(NAME)	
3427 Amanda Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **RICHARD S. OLSZEWSKI, TRUSTEE OF THE RICHARD S. OLSZEWSKI LIVING TRUST, DATED OCTOBER 9, 2008**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TODD S. SCHLAMP, AN UNMARRIED MAN**, 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 Unit 2, of the Homes at 3425 & 3427 Amanda Avenue, a Planned United Development as shown on Exhibit "B" in the Declaration Of Covenants, Conditions and Restrictions for Homes At 3425 & 3427 Amanda Avenue, a Horizontal Property Regime With Private Elements, an established Planned Unit Development pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20170927-0089951, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit.

The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 3425 & 3427 Amanda Avenue, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "B" to said Declaration appearing in Instrument Number 20170927-0089951 and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common elements appurtenant to said Unit as set forth in said Declaration.

Being the same property conveyed to Richard S. Olszewski, Trustee of the Richard S. Olszewski Living Trust dated October 9, 2008 by Quit Claim Deed from Nashville Now Investments, LLC a Tennessee limited liability company, dated June 5, 2018, recorded June 8, 2018 of record in Instrument No. 20180608-0055352, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **3427 Amanda Avenue** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37215** (Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2020 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Instrument No. 20170922-0097650, said Register's Office; (c) Restrictions and By-Laws of record in Instrument No. 20170927-0089951 said Register's Office.

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.

Witness my hand this 8th day of July 2020.

Richard S Olszewski, TRUSTEE

Richard S. Olszewski, Trustee of the
Richard S. Olszewski Living Trust

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared Richard S. Olszewski, with whom I am personally acquainted, and who upon oath, acknowledged himself to be Trustee of the Richard S. Olszewski Living Trust, dated October 9, 2008, the within named bargainor, a Tennessee Trust and that as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Trustee.

WITNESS my hand and official seal at Brentwood, Tennessee, this 8th day of July 2020.

Pam McBroom
Notary Public

My Commission Expires: 7/9/22

