Karen Johnson Davidson County
Batch# 446438 DEEDWARR
07/29/2020 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20200729-0083606

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Atlee Tyree 1605 A Porter Road Nashville, TN 37206	Pinnacle Bank 467 Sam Ridley Pkwy. W Smyrna, TN 37167	072152K00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Olympus Development, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Atlee Page Tyree**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, Tennessee, being Unit A of the Plan of Declaration of Covenants, Conditions and Restrictions for The Cottages at 1605 Porter Road, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of record in Instrument Number 20190426-0038647, Register's Office for Davidson County, Tennessee, amended in Instrument No. 20200729008360S, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the Administration thereof, and is subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Bylaws of record as Instrument Number 20190426-0038647, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Olympus Development, LLC, a Tennessee Limited Liability company by Warranty Deed from Patricia Douglas and William Douglas dated August 16, 2018. of record in Instrument Number 20180821-0082958, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 1605 A Porter Road, Nashville, TN 37206.

Parcel ID 072152K00100CO

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of June, 2020.

Olympus Development, LLC, a Tennessee Limited Liability Company

By: _____ (SEAL)
Devan McClish, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Taylor Anderson of the state and county mentioned, personally appeared Devan McClish, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Olympus Development, LLC, the within named bargainor, a Limited Liability Company, and that such Devan McClish as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, TN, this 26th day of June, 2020.

Taylor Anderson
Notary Signature

Printed Name: Taylor Anderson

My commission expires: 07-03-2023

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3 2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $275,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Julie Bailey
(Affiant)

Sworn to and subscribed before me this
26th day of June, 2020.

Carmen Coats
Notary Public
My commission expires: _____
File No. 2020-156

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

