WARRANTY DEED

Karen Johnson Davidson County
Batch# 465338 DEEDWARR
08/27/2020 09:49:58 AM 2 pgs
Fees: $13.00 Taxes: $847.30

20200827-0097154

W-SB-VRES-20-5025-18H

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 4/9/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Knut Olson	**New Owner**	
(NAME)	(NAME)	**131-01-0D-153.00-CO**
941 Inverness Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALICE S. NICHOLS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KNUT OLSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 153 as shown on the plat of Georgetown Apartments, a Condominium, of record in Book 5200, Page 4, Register's office for Davidson county, Tennessee, together with an undivided .410% interest in the common elements of 5025 Hillsboro homeowner's association, as described in Book 5211, Page 325, et seq., said register's office. Said unit is also known as Apartment No. 18H.

Being the same property conveyed to Alice S. Nichols, unmarried by Warranty Deed from Georgetown of Nashville limited Partnership, an Illinois limited partnership of record in Book 5243, page 555, Register's Office for Davidson County, Tennessee, dated January 13, 1978 and recorded on January 16, 1978.

This conveyance is subject to:
• Taxes for the year 2020 and subsequent years.
• All matters shown on the Plan of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee.
• Master Deed establishing a Horizontal Property Regime of 5025 Hillsboro Homeowners' Association with By-Laws appended thereto as Exhibit "C" of record in Book 5211, Page 325, as amended in Book 5616, Page 133 and Book 6079, Page 516, together with a Resolution of the Board of Directors for the 5025 Hillsboro Homeowners' Association in Instrument No. 20120731-0067332, and an Appointment of Successor Trustee in Instrument No. 20120823-0076049, Register's Office for Davidson County, Tennessee.
• Charter for 5025 Hillsboro Homeowners' Association of record in Book 5233, Page 459, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4308, Page 575, in the Register's Office for Davidson County, Tennessee. (Only affects the common areas and not the individual units)
• Deed of Conveyance for sanitary sewer to the Metropolitan Government of Nashville and Davidson County of record in Book 4308, Page 650, in the Register's Office for Davidson County, Tennessee.
• Easement granted to Metropolitan Government of Nashville and Davidson County of record in Book 7873, Page 859, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20110620-0047283 and Instrument Number 20150505-0040558, in the Register's Office for Davidson County, Tennessee.

• Grant of Overhead Line Easement to the Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20020122-0008269, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5025 Hillsboro Pike 18H, Nashville, Tennessee 37215**.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **5025 Hillsboro Pike 18H, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 24th DAY OF AUGUST, 2020.

Alice S. Nichols

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALICE S. NICHOLS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of August, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212