THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200829778

Karen Johnson Davidson County
Batch# 476458 DEEDWARR
09/16/2020 10:25:55 AM 2 pgs
Fees: $13.00 Taxes: $1,028.60

20200916-0105676

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $278,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of September, 2020.

Notary Public
My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Peter James Navalkowsky and Debora J. Navalkowsky 1067 Ashmore Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 161-06-0A-067.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michelle Jenna Olson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Peter James Navalkowsky and Debora J. Navalkowsky, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 67 on the plan of Oakhill Townhomes Phase 2, as shown on Exhibit "A-1" to the Supplemental Declaration of Covenants, Conditions and Restrictions of Oakhill Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20070614-0071397 and First Supplemental Declaration of record in Instrument No. 20080325-0030014, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to MICHELLE JENNA OLSON, by deed from MASON W. NOEL and STEPHANIE NOEL, MARRIED, of record in Instrument No. 20160713-0071610, dated July 7, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 161-06-0A-067.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20070614-0071397 and Instrument No. 20080325-0030014, said Register's Office.

Matters shown on the Plan of record in Instrument No. 20070911-0108866, said Register's Office. Storm Water Detention Agreement of record in Instrument No. 20070205-0014422 and Instrument No. 20070404-0040188, said Register's Office.

This is improved property located at 1067 Ashmore Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of September, 2020.

Michelle Jenna Olson

STATE OF Florida)

COUNTY OF Hillsborough)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michelle Jenna Olson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of September, 2020.

Notary Public

My Commission Expires: 8/8/22

COURTNEY JENELLE YOUNG
Commission # GG 246878
Expires August 8, 2022
Bonded Thru Budget Notary Services