THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930147** Karen Johnson Davidson County Batch# 496926 **DEEDWARR** 10/16/2020 10:36:48 AM 2 pgs Fees: $13.00 Taxes: $1,061.53 20201016-0120605	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $286,900.00. Affiant Subscribed and sworn to before me, this 8th day of October, 2020. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Elizabeth Wo Davis and Kyle Landon Davis 1502 Hamden Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-06-0A-121.00 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, **Deborah R. Olson and Raymond E. Olson, Trustees of the Deborah R. Olson Trust created under agreement dated December 22, 2014** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Elizabeth Wo Davis and Kyle Landon Davis, wife and husband**, ("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. 121 on the plan of Oakhill Townhomes Phase Three, as shown on Exhibit "A-1" to the Second Supplemental Declaration of Protective Covenants, Conditions and Restrictions and Easements of Oakhill Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20080709-0070601, 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 DEBORAH R. OLSON AND RAYMOND E. OLSON, TRUSTEES OF THE DEBORAH R. OLSON TRUST CREATED UNDER AGREEMENT DATED DECEMBER 22, 2014, by deed from ELISHA MORTON, of record in Instrument No. 20170214-0015237 , dated February 10, 2017 , 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-121.00 CO.

Matters shown on the Plan of record in Instrument No. 2008060-0058042, said Register's Office.

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 Supplemental Declaration of record in Instrument No. 20080709-0070601, 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 1502 Hamden 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 9th day of October, 2020.

The Deborah R. Olson Trust created
under agreement dated December 22, 2014

By: Deborah R. Olson, Trustee

By: Raymond E. Olson, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah R. Olson and Raymond E. Olson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the Deborah R. Olson Trust created under agreement dated December 22, 2014, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5 day of October, 2020.

Notary Public

My Commission Expires:

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022