Karen Johnson Davidson County
Batch# 500211 DEEDWARR
10/22/2020 10:23:53 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20201022-0122781

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:
Scott Meltzer 1610 12th Avenue North Nashville, TN 37208	Scott Meltzer 1610 12th Avenue North Nashville, TN 37208	081-11-0-553

RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

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 **Scott Meltzer, unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County. Tennessee. being the northly half of Lot No. 129, in the McGavock, Wetmore, and Others Second Addition to the City of Nashville, called the town of McGavock, of record in Plat Book 21, Page 41, Register's office for Davidson County. Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Olympus Development, LLC, by Warranty Deed from Tracey Elaine Smith an unmarried woman, of record on 6/29/2020 in Instrument No. 20200629-0070146, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1610 12th Ave N, Nashville, TN 37208.

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 21st day of October, 2020.

Olympus Development, LLC, a Tennessee Limited Liability Company

By: _____ (SEAL)
Devan McClish, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Crystal M. Henry 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 President of Olympus Development, LLC, the within named bargainor, a Limited Liability Company, and that such Devan McClish as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

Witness my hand and seal, at office in Nashville, this 21st day of October, 2020.

Notary Signature

Printed Name: Crystal M. Henry

My commission expires: 9/2/24

CRYSTAL M. HENRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 $290,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
21st day of October, 2020.

Notary Public
My commission expires: 5-9-23
File No. 2020-284

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023