THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930534**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $470,000.00. Affiant Subscribed and sworn to before me, this 15th day of October, 2020. Notary Public My Commission Expir

ASHLEY SCHAD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Karen Johnson Davidson County
Batch# 515315 **DEEDWARR**
11/12/2020 12:14:07 PM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20201112-0133427

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Karsten Olson and Krista Olson 4900 Atwood Drive Nashville TN 37220	New Owner	Tax Parcel ID No. 146 03 0 030.00

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, **Knut Olson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karsten Olson and Krista Olson, husband and wife**, ("Grantees"), its 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 Lot No. 401 on the Plan of An Addition to Section One Revised, Crieve Hall Estates of record in Plat Book 2083, Page 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Knut Olson, by Warranty Deed from Edwin Wiltz Edwards and S. Maxine Edwards, husband and wife, of record in Instrument No. 20200826-0096738, in the Register's Office of Davidson County, Tennessee, dated August 21, 2020 and recorded on August 26, 2020.

Being the same property conveyed to Edwin Wiltz Edwards and wife, S. Maxine Edwards, by Warranty Deed from Carl H. Searcy and wife, Mildred W. Searcy, of record in Instrument No. 20030722-0102459, in the Register's Office of Davidson County, Tennessee, dated July 18, 2003, and recorded on July 22, 2003.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AN ADDITION TO SECTION ONE REVISED, CRIEVE HALL ESTATES, as recorded in Plat Book 2083, Page 95.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2046, Page 88.

Covenants, Conditions and Restrictions as set forth in Installment Deed recorded in Book 2282, Page 349.
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6303, Page 864.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6303, Page 864.
Rights of upper and lower riparian owners to the flow of the waters of the river (or creek), free from diminution or pollution.

This is improved property located at 4900 Atwood Drive Nashville TN 37220

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 15th day of October, 2020.

Knut Olson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 15th day of October, 2020.

Notary Public

My Commission Expires: _____

