Karen Johnson Davidson County
Batch# 543666 DEEDWARR
12/30/2020 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20201230-0154715

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:
Zachary Bonvallet 2307 18th Avenue North Nashville, TN 37208	Zachary Bonvallet 2307 18th Avenue North Nashville, TN 37208	081-03-0-388.00

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 GROUP, 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 **ZACHARY BONVALLET, unmarried,,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Buena Vista Heights Addition of record in Plat Book 161, Page 19, 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 Olympus Development, LLC by by Warranty deed from Marques Whitmon, unmarried of record in Instrument No. 20201007-0116469 Register's Office for Davidson County, Tennessee, dated October 06, 2020 and recorded on October 07, 2020. (Value of consideration shown in aforementioned deed $220,000.00.) Being also known as 2307 18th Avenue North Nashville, Tennessee 37208.

This conveyance is subject to: (1) Subject to all matters shown on the Plan of record in Plat Book 161, Page 19; (2) Taxes for the year 2020; (3) Taxes for the year 2021 and all subsequent years; (4) Right of Way of Nubell Street, fka Bell Street alleyways; & (5) an Application to Split a Parcel of record in Instrument Number 20050307-0024510, in the Register's Office for Davidson County, Tennessee.

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 18th day of December, 2020.

Olympus Development Group, LLC, a Tennessee Limited Liability Company

By: _____ (SEAL)
Debra McClish, Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in Nashville, this 18th day of December, 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 $325,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

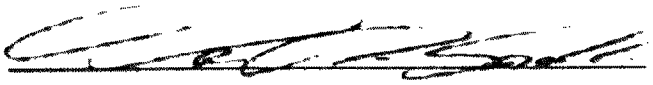
Sworn to and subscribed before me this
18th day of December, 2020.

Notary Public
My commission expires: 11/27/2023
File No. 2020-355

ELIZABETH LEVSEN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 11-27-2023

True Copy Certification

I, Devan P. Spinelli, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

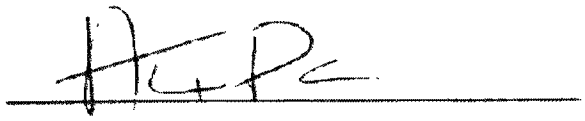


Devan Spinelli

STATE OF FLORIDA

COUNTY OF BROWARD

Personally appeared before me, Alexandra Ponce, a notary public for this county and state, Devan Spinelli, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature (Alexandra Ponce)

My Commission Expires: 05/16/2023

Notary' Seal (if on paper)

