WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December, 2020

Notary Public

MY COMMISSION EXPIRES: 6/03/2021 (AFFIX SEAL)

TRENT NORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 6, 2021

#15290

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carlie F. Gianotti	New Owner	08411000800
(NAME)	(NAME)	
2228B Weona Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 546372 **DEEDWARR**
01/05/2021 10:33:04 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20210105-0001419

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lai Olstad, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Carlie F. Gianotti,*** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

*unmarried,

Land in Davidson County, Tennessee, being Lot No. 74, on the Plan of Maplecrest which appears of record in Book 1835, Page 27 and 28, register's office Davidson County, Tennessee.

Being the same property conveyed to Lai Olstad, LLC, a Tennessee Limited Liability Company, by deed of record in Instrument No. 20180425-0038814, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2228B Weona Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 31st day of December, 2020.

Lai Olstad, LLC, a Tennessee Limited Liability Company

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lai Olstad, 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 the Managing Member of Lai Olstad,, LLC A Tennessee Limited Liability Company the within named bargainor, a limited liability company, and that such Managing Member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Lai Olstad, LLC A Tennessee Limited Liability Company as Managing Member.

WITNESS my hand and seal this 31st day of December, 2020.

Notary Public
My Commission Expires: May 1, 2021

File No.: 15290

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 1, 2021