Karen Johnson Davidson County
Batch# 587291 DEEDWARR
03/08/2021 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,220.63
20210308-0030240

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20214519

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$329,900.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 4th day of March, 2021.

Notary Public
My Commission Expires: 8/21/23

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

THIS INDENTURE, made this 4th day of March, 2021, among:

OLYMPUS DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

WILLIAM.
~~WILLLIAM~~ **Q. HORTON AND SARAH E. ELIAS, HUSBAND AND WIFE**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Cephas Woodard Subdivision of Lots No. 5 and 6 of the Woodard Plan of record in Plat Book 161, Page 174, 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 Henry J. Smith, a single person by Special Warranty deed from The Administrator of Veterans Affairs, an officer of the United States of America of record in Book 5146, page 314, Register's Office for Davidson County, Tennessee, dated May 06, 1977 and recorded on May 11, 1977.

Being the same property conveyed to Almeda Smith by Warranty deed from Henry J. Smith of record in Book 5965, page 657, Register's Office for Davidson County, Tennessee, dated November 12, 1982 and recorded on November 17, 1982. The said Almeda Smith died intestate on April 5, 2019 and her estate was entered into probate as case no. 19P1175, in the Probate Court for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings LLC by Warranty deed from Ronnie Smith, Administrator of the Estate of Almeda Smith of record in Instrument No. 20190904-0088899 Register's Office for Davidson County, Tennessee, dated August 29, 2019 and recorded on September 04, 2019.

Being the same property conveyed to Olympus Development Group, LLC, a Tennessee limited liability company by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20190909-

0090590 Register's Office for Davidson County, Tennessee, dated August 30, 2019 and recorded on September 09, 2019.

Being also known as 1901 Cephas St Nashville, Tennessee 37208.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Olympus Development Group, LLC

BY: _____

Josephine Saffert, Member

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Josephine Saffert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is a Member of Olympus Development Group, LLC and as such Member, she is authorized to execute this instrument on its behalf.

Witness my hand and official seal this 4th day of March, 2021.

_____
Notary Public
My Commission Expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Name: William Q. Horton and Sarah E. Elias
Address: 1901 Cephas St
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: William Q. Horton and Sarah E. Elias
Address: 1901 Cephas St
City, State, Zip: Nashville, TN 37208

Tax ID: 081-07-0-389.00

True Copy Certification

I, Jennifer Hoffman, 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.

Jennifer A Hoffman
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Patti Robitaille, a notary public for this county and state, Jennifer HOFFMAN, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Patti Robitaille
Notary's Signature

My Commission Expires: 3/1/2023
Notary' Seal (if on paper)

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY