This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-10875-AP

Karen Johnson Davidson County
Batch# 606668 DEEDWARR
04/05/2021 11:22:45 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20210405-0043884

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $189,999.00.

Affiant

Subscribed and sworn to before me, this the 1st day of April, 2021.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Olivia Park 900 19th Ave #203 Nashville, TN 37212	NEW OWNER	92-16-B-10.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Sarah Rodenhauser Thompson, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Olivia Park, single woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, and being known as Unit No. 203, together with the appurtenant common elements of University Square Condominium Association, a horizontal property regime created under Title 66, Chapter 27, Section IOI, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed of record in Book 7051, page 529; as amended in Book 7119. page 884; and in Instrument No. 20100408-0026686, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water. electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; said Unit being depicted on site plan of University Square Condominium Apartments of record in Book 6900, page 124, said Register's Office; together with a percentage interest in the common elements and voting percentage as forth in said Master Deed, as amended, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Sarah Rodenhauser Thompson by Quitclaim Deed from Tom Price Thompson III, dated February 27, 2020, recorded March 9, 2020, of record in Instrument No. 20200309-0026405, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Tom Price Thompson III by Warranty Deed from Ralph E. Carroll and wife, Robbie Carroll, dated August 1, 2006, recorded August 28, 2006, of record in Instrument No. 20060828-0105804, said Register's Office.

This is improved property located at: **900 19th Avenue, #203, Nashville, TN 37212**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 1st day of April, 2021

GRANTOR:

Sarah Rodenhauser Thompson

Sarah Rodenhauser Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sarah Rodenhauser Thompson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of April, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22