Karen Johnson Davidson County
Batch# 620196 DEEDWARR
04/21/2021 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20210421-0053457

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:
Steve Mitchell and Leslie Mitchell 4509 Illinois Avenue Nashville, TN 37209	Steve Mitchell and Leslie Mitchell 4509 Illinois Avenue Nashville, TN 37209	042-16-0-093

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 Rentals, 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 **Steve Mitchell and Leslie Mitchell, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the easterly 100 feet of Lot Nos. 40 and 41 on the Plan of Douglas Levine Subdivision, Madison, Tennessee, of record in Book 547, Page 44, Register's Office for said County. Said part of Lot Nos. 40 and 41 front 100 feet on the northerly side of Woodruff Street runs bank between parallel lines 200 feet to the southerly line of Lot No. 42.

Being Tract 2 of the property conveyed to Olympus Rentals, LLC, a Tennessee Limited Liability Company, from Jerry C. Harlan and Wanda Harlan by Warranty Deed dated February 17, 2017, and recorded March 21, 2017, of record in Instrument No. 20170321-0027610 in the Register's Office for Davidson County, Tennessee.

Property Commonly Known As: 204 WOODRUFF STREET MADISON, TN 37115.
MAP & PARCEL 04216009300

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 19th day of April, 2021.

Olympus Rentals, LLC,
a Tennessee Limited Liability Company

By: _____ (SEAL)
Debra McClish, Vice President and Authorized Signor

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 Rentals, 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 and Authorized Signor.

Witness my hand and seal, at office in Nashville, this 19th day of April, 2021.

_____
Notary Signature

Printed Name: Crystal Henry

My commission expires: 9/2/2024

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 $165,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this
19th day of April, 2021.

_____
Notary Public
My commission expires: 10/2/23
File No. 2021-424

True Copy Certification

I, Matthew Anderson, 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.

_____ Signature

State of Tennessee

County of Davidson

Personally appeared before me, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

