Karen Johnson Davidson County
Batch# 621321 DEEDTRS
04/23/2021 09:31:59 AM 2 pgs
Fees: $13.00 Taxes: $2,904.50
20210423-0054452

This Instrument Prepared By and Return To:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615)383-2903

Bankruptcy Trustee's Deed

ADDRESS OF NEW OWNER:
William H. Choppin and Julie A. Yriart
5731 Knob Road
Nashville, TN 37209

SEND TAX BILLS TO:
New Owner

MAP/PARCEL NO:
103-05-0-022.00

For good and valuable consideration received, **WILLIAM TIMOTHY STONE, TRUSTEE IN BANKRUPTCY OF THE ESTATE OF OLYMPUS DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** by these presents does transfer and convey pursuant to Order Approving Motion to Sell Real Property entered April 20, 2021, Case No: 3:21-bk-00459, United States Bankruptcy Court for the Middle District at Nashville, unto the Grantees, **WILLIAM H. CHOPPIN AND WIFE, JULIE A. YRIART**, all of the right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Hillwood Park, as of record in Book 3300, Pages 27 and 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 53 fronts 179.00 feet on the southeasterly side of Knob Road and extends back 275.0 fee on the northeasterly line and 290.00 feet on the southwesterly line, to a line in the rear on which it measures 121.8 feet.

Being the same property conveyed to Olympus Development Group, LLC, a Tennessee limited liability company, by Warranty Deed from Music City Financial, LLC, a Texas limited liability company, dated June 19, 2019 and recorded on June 20, 2019 in Instrument No. 20190620-0059677, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2021.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Pages 27 and 28, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3312, page 104, Register's Office for Davidson County, Tennessee.
- Driveway Easement of record in Book 4913, Page 583, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5731 Knob Road, Nashville, Tennessee 37209**.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns forever. And the Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind Grantor as the Trustee of the bankruptcy estate of Olympus Development Group, LLC, its successors and assigns, to warrant and forever defend the title to said land to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my/our hand(s) this the 21st day of April, 2021.

William Timothy Stone, Trustee in Bakruptcy
of the Estate of Olympus Development Group, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM TIMOTHY STONE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Trustee in Bakruptcy of the Estate of Olympus Development Group, LLC the within named bargainor, and that he as such TRUSTEE executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st of April, 2021.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$785,000.00**.

Affiant

Subscribed and sworn to before me this 21st day of April, 2021.

Notary Public
My Commission Expires:
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022