Karen Johnson Davidson County
Batch# 634708 DEEDWARR
05/12/2021 12:52:30 PM 4 pgs
Fees: $23.00 Taxes: $925.00
20210512-0064080

new owner:

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	**CHURCHILL TITLE** 4501 Charlotte Park Dr Suite 120 Charlotte NC 28217	Kimberly Nicole Palsa 418 Hill Road Nashville, TN 37220

Order Number: 21038478TN-D

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Freida C. Olsen, married to Charles A. Oswald**, for Two Hundred Fifty Thousand Dollars and 00/100 ($250,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Kimberly Nicole Palsa, a single woman**, whose address is 418 Hill Road, Nashville, TN 37220, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 5A on the plan of the zone lot division of Lots 1, 3, 5 and 6, Section One, Brentwood Meadows, of record in Book 6250, Page 192, Register's Office for Davidson County, Tennessee.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

All easements, restrictions and matters of record, zoning ordinances, real estate taxes and

assessments, if any, prorated to the date of this deed.

County Parcel number: 161 09 0 057.00
Street address of property: 418 Hill Road, Nashville, TN 37220
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 200003290031698 in the Recorder's Office, Davidson County, Tennessee.

Signed this 5th day of May, 2021

Signature of Grantor(s):

Freida C. Olsen
Freida C. Olsen

Charles A. Oswald
Charles A. Oswald

STATE OF Wisconsin, COUNTY OF Ozaukee, SS:

BE IT REMEMBERED That on this 5 day of May, 2021 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Freida C. Olsen and Charles A. Oswald, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

exp. commission: 9/11/2024

Bree Beckman NOTARY PUBLIC STATE OF WISCONSIN

PCL 21038478TNDWAR01030203

Property Address: 418 Hill Road, Nashville, TN 37220
Tax Parcel: 161 09 0 057.00

Oath of Consideration

Frieda C. Olsen

I or we Charles A. Oswald the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $250,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 5th day of May, 2021.

Signatures of Affiant(s):

Frieda C. Olsen Charles A. Oswald

Sworn and subscribed before me this 5th day of May, 2021

Notary Public

Bree Beckman NOTARY PUBLIC STATE OF WISCONSIN

exp commission: 9/11/2024

PCL 21038478TNDWAR01030303

202105120064080

True Copy Certification

I, John Midler, 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.

John Midler

Signature

State of NC

County of MECKLENBURG

Personally appeared before me, JAMIE S. WEYANT, a notary public for this county and state ~~MECKLENBURG, NC~~ * who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed

* John Midler

J. S. Weyant

Notary's Signature

My Commission Expires: 02/04/2023

Notary Seal (if on paper)

JAMIE S WEYANT
Notary Public
Gaston County
NORTH CAROLINA