Karen Johnson Davidson County
Batch# 640180 DEEDWARR
05/19/2021 02:12:16 PM 2 pgs
Fees: $13.00 Taxes: $869.50
20210519-0068038

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:
Hannah Lovell 1533 12th Avenue North, Nashville, TN 37208	Hannah Lovell 1535 12th Avenue N Nashville, TN 37208	081-11-0-589

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 Development, 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 **Hannah Lovell, Unmarried,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, State of Tennessee, being the northerly 25 feet of Lot No. 171 in the McGavock Plan, called the Town of McGavock, as of record in Book No. 21, Page 41, of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Olympus Development, LLC, by deed dated December 18, 2020, and recorded December 21, 2020, from Prime Nashville, LLC, a Tennessee Limited Liability Company, of record in Instrument Number 20201221-0151376, Register's Office for Davidson County, Tennessee.

Property Address: 1533 12th Avenue North, B Nashville, TN 37208.

This conveyance is subject to: (1) Real Property Taxes for 2021 and all subsequent years; (2) Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on the certain Plat recorded in Book 21, Page 41; and (3) all recorded restrictions, conveyances, conditions and easements not stated herein.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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.

Return to:
Rudy Title and Escrow, LLC
917 21st Avenue South
Nashville, TN 37212
File No. JM-SB-KW-21-1533B

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of May, 2021.

Olympus Development, LLC, a Tennessee Limited Liability Company

By: _____ (SEAL)
Debra McClish, Authorized Signor & Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Taylor Anderson 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 Authorized Signor and Member of Olympus Development, LLC, the within named bargainor, a Limited Liability Company, and that such Debra McClish as such Authorized Signor and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signor and Member.

Witness my hand and seal, at office in Nashville, TN, this 18th day of May, 2021.

Taylor Anderson
Notary Signature

Printed Name: Taylor Anderson

My commission expires: 07.03.2023

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023

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 $235,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 18th day of May, 2021.

_____
Notary Public
My commission expires: 7/9/24
File No. 2021-506

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07/09/2024