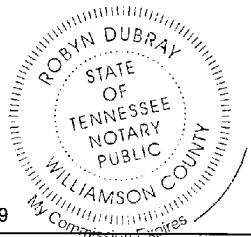
WARRANTY DEED



JM-VRES-21-1049

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-19-2025 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Holsinger Luiz Family Trust dated September 12, 2017 **The Olson Family Revocable Trust dated April 7th, 2010**	**NEW OWNER**	
(NAME) **1049 Chicamauga Avenue #4**	(NAME)	**083-05-0C-004.00-CO**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHANIE HALL KASS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAMALA RUTH HOLSINGER AND JOSEPH ALVIN LUIZ AS TRUSTEES OF THE HOLSINGER LUIZ FAMILY TRUST DATED SEPTEMBER 12, 2017 AS TO AN UNDIVIDED 40% INTEREST AND JULIE E. OLSON AS TRUSTEE OF THE OLSON FAMILY REVOCABLE TRUST DATED APRIL 7TH, 2010 AS TO AN UNDIVIDED 60% INTEREST,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 4 shown as Exhibit "C" in the Declaration of Covenants, Conditions, Restrictions and By-Laws of Townhomes at Chicamauga Homeowners' Association, Inc. of record in Instrument No. 201306270066365, formerly known as Lot 15 and the easterly 40 feet of Lot 16 of Block A on the Plan of Eastwood Addition of record in Plat Book 332, page 63, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephanie Hall, unmarried by Warranty deed from M Holding, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20140305-0018394 Register's Office for Davidson County, Tennessee, dated February 28, 2014 and recorded on March 05, 2014.

The grantor has since married and is now known as Stephanie Hall Kass. Matthew Kass, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying any marital interest in the subject property.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Declarations, Covenants, Conditions, Restrictions and By-Laws of record in Instrument Number 20130627-0066365, amended in Instrument No. 20140213-0012902 and Instrument No. 201402190014253, Register's Office for Davidson County, Tennessee.
- Charter for the Chicamauga Homeowners Association of record in Instrument No. 20131204-0123728, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130618-0062359, in the 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: **1049 Chicamauga Avenue #4, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 705653 DEEDWARR
08/27/2021 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20210827-0115726

202108270115726

Witness my/our hand(s) this the 24th DAY OF AUGUST, 2021.

Stephanie Hall Kass

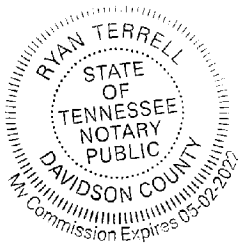
Matthew Kass

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE HALL KASS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

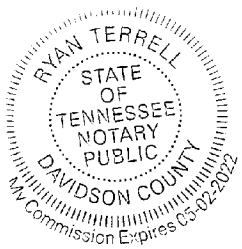


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW KASS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 24, 2021

Affiant Signature

August 25, 2021
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 25th day of August, 2021.

Notary Public

(SEAL)

ROBYN OUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1-19-2025

900