Karen Johnson Davidson County
Batch# 711154 DEEDWARR
09/07/2021 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20210907-0119826

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $335,000.00

Affiant Signature

Subscribed and sworn to before me on this the 31 day of August, 2021

Notary Public
My Commission expires:

STATE OF TENNESSEE NOTARY PUBLIC COURTNEY JACKS DAVIDSON COUNTY MY COMMISSION EXPIRES 5-7-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Dustin J. Olson
3205 Cedar Ridge Rd
Nashville, TN 372144014

SEND TAX BILLS TO: Dustin J. Olson
New Owner 3205 Cedar Ridge Rd
Nashville, TN 37214

Tax ID: 10808004100 & 10808032300

WARRANTY DEED
21NT01880

Effective the 31 day of August, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged,

CARTER A. NEATHERY AND WIFE, MARIETTA L. NEATHERY

Hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

DUSTIN J OLSON

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

BEING Lot No. 199, Section 2, Larchwood, as of record in Book 5200, Pages 57-59, Register's Office, Davidson County, Tennessee.

Being the same property as conveyed to Carter A. Neathery and wife, Marietta L. Neathery, as tenants by the entirety by Warranty Deed from Michael R. Shrum and wife, Pamela R. Shrum dated 05/29/1992 recorded 06/01/1992 as Book 8639, Page 516, in Document Number NA, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 3205 Cedar Ridge Rd, Nashville, TN 37214-4014

AND

Land in the 3rd Civil District of Davidson County, Tennessee, being described according to a survey by Petty & Petty dated July 25, 1973 and described as follows:

Beginning at a point in the northerly margin of Elm Hill Pike being a corner lot R. L. Goss and being a part of the old S. S. Williams property acquired in Book 689, page 416, Register's Office for Davidson County, Tennessee; thence south 84 degrees 20 minutes East 577 feet to a point; thence South 6 degrees 16 minutes West 648 feet to a point in the northerly margin of Elm Hill Road; thence with the northerly margin of Elm Hill Road North 38 degrees 10 minutes West 275 feet;

North 28 degrees 48 minutes West 480 feet; North 57 degrees 50 minutes West 120 feet to the point of beginning, containing 4.00 acres, more or less.

Being the same property conveyed from Carter A. Neathery and Gerald C. DeMarco, Jr. and Phillip Laxton and wife, Pamala Laxton, Kazuo Ishida and Chue Fa Fane by Quit Claim Deed to Carter A. Neathery dated 07/21/1996 and recorded 07/22/1996 as Book 10127, Page 286 Register's Office for Davidson County, Tennessee

This is an unimproved property commonly known as: 0 Cedar Ridge Road, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Witness my hand this the 31st day of August, 2021

CARTER A. NEATHERY

MARIETTA L. NEATHERY

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **CARTER A. NEATHERY AND MARIETTA L. NEATHERY,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 31st day of August, 2021.

Notary Public
My commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

Tennessee Certification of Electronic Document

I, Evelin Alexandru, 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 08-31-2021 (date of document).

Affiant Signature

09-02-2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 02 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/7/24

NOTARY'S SEAL

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024