THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211038011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $145,000.00

Affiant

Subscribed and sworn to before me, this 29th day of October, 2021.

Notary Public
My Commission Expires: 07/09/24

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

Karen Johnson Davidson County
Batch# 750367 DEEDWARR
11/05/2021 01:45:36 PM 2 pgs
Fees: $13.00 Taxes: $536.50

20211105-0148392

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jill Branyan PO Box 1267 Brentwood TN 37027	New Owner	Tax Parcel ID No. 102 07 0A 005.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Olympus Investments, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jill Renee Branyan, unmarried**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Apartment Unit No. K-9 of West Meade Condominiums, n/k/a The Avenue Nashville West, Inc., Condominiums, created under Title 66, Chapter 27, Sections 101, et seq., as Amended, Tennessee Code Annotated, and as established by the Master Deed of record in Book 5923, Page 704, as amended in Book 6277, Page 653, Book 7333, Pages 415 and 418, Instrument No. 20120724-0065040, and as corrected by Scrivener's Affidavit in Instrument No. 20120817-0074026, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominiums, of record in Book 5200, Page 430, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to Olympus Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Hostettler Realty, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170216-0016023, in the Register's Office of Davidson County, Tennessee, dated February 14, 2017 and recorded on February 16, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West Meade Condominium, as recorded in Plat Book 5200, Page(s) 430.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing West Meade Condominium of record in Book 5923, Page 704, as amended by instrument(s) of record in Book 6277, Page 653;

Return to:
Land, Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-CRE-21-6680K

Return to:
Land, Title and Escrow, LLC

Book 7333, Page 415; Book 7333, Page 418; Instrument No. 20120724-0065040; as Scrivener's Affidavit recorded in Instrument No. 20120817-0074026; as Appointment of Successor Trustee recorded in Instrument No. 20060407-0040509, as Re-Recorded in Instrument No. 20060411-0041421; as Appointment of Successor Trustee recorded in Instrument No.s. 20120307-0020068, 20160602-0055543, 20171107-0114619 and 20190417-0035501; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4520, Page 836.

Easement for Recreational, recorded in Book 4552, Page 507.

Easement for Encroachment, recorded in Book 6561, Page 90.

Easement for Water Mains and Appurtenances, recorded in Book 8808, Page 872.

Easement recorded in Book 4141, Page 743; as Corrected in Book 4265, Page 587.

This is improved property located at 6680 Charlotte Pike K9 Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of October, 2021.

Olympus Investments, LLC

By: Benjamin Walker, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Benjamin Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Olympus Investments, LLC, a Tennessee limited liability company, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 29th day of October, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022