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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 211038099**<br><br>Karen Johnson Davidson County<br>Batch# 767827 **DEEDWARR**<br>12/06/2021 10:57:32 AM 2 pgs<br>Fees: $13.00 Taxes: $2,460.50<br>20211206-0161276 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $665,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 3rd day of December, 2021.<br><br>Notary Public<br>My Commission Expires: _____<br><br>HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023 |

# WARRANTY DEED

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| Address New Owner:<br>Nashville Construction Company, Inc.<br>1628 Whispering Hills Drive<br>Franklin, TN 37069 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>117 02 0 009.00 |

**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, **Katherine Lechleiter, as to her 50% interest and Catherine Caskey Olker, as to her 50% interest as Heir of John N. Olker,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nashville Construction Company, Inc., a Tennessee corporation**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 18, A Development of Stokes Tract, as shown on plat of record in Plat Book 974, Page 24, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to John N. Olker and Katherine Lechleiter, by Quit Claim Deed from Robert N. Olker and John N. Olker and Katherine Lechleiter, of record in Instrument No. 20070326-0035758, in the Register's Office for Davidson County, Tennessee, dated March 12, 2007 and recorded on March 26, 2007. The said John N. Olker having died May 07, 2017(also see Probate at Docket No. 18P-1113. See also Order for Muniment of Title of record in Instrument No. 20180713-0067829, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Genella F. Olker, by Quit Claim Deed from Robert D. Olker, of record in Book 5497, Page 593, in the Register's Office for Davidson County, Tennessee, dated August 28, 1979 and recorded on September 12, 1979. The said Genella F. N. Olker being deceased as of April 13, 2006 (also see Probate at Docket No. 06P-862).

Being the same property conveyed to Robert D. Olker and wife, Genella Nye Olker, by Warranty Deed from Andrew E. Wise and wife, Aurelia S. Wise, of record in Book 2339, Page 505, in the Register's Office for Davidson County, Tennessee, dated January 03, 1965 and recorded on January 20, 1965.

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 A Development of Stokes Tract, as recorded in Plat Book 974, Page(s) 24.

This is improved property located at 2915 Compton Road Nashville TN 37215

**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 3rd day of December, 2021.

Katherine Lechleiter

Katherine Lechleiter

Catherine Caskey Olker

Catherine Caskey Olker

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katherine Lechleiter, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of December, 2021.

Notary Public
My Commission Expires: June 2, 2031
South Carolina

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

STATE OF ~~TENNESSEE~~ )
COUNTY OF ~~DAVIDSON~~ Oconee )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Catherine Caskey Olker, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of November, 2021.

Notary Public
My Commission Expires: June 2, 2031

Stephen Russell Smith My Commission Expires NOTARY PUBLIC June 2, 2031 STATE OF SOUTH CAROLINA