This Instrument Prepared By and Return To:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615)383-2903

Karen Johnson Davidson County
Batch# 814713 DEEDWARR
03/03/2022 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20220303-0024254

Bankruptcy Trustee's Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Colby Jamar and Lisa Jamar	New Owner	073-05-0-115.00
2301 Shadow Lane		
Nashville, TN 37216		

For good and valuable consideration received, **WILLIAM TIMOTHY STONE, TRUSTEE IN BANKRUPTCY OF THE ESTATE OF OLYMPUS DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** by these presents does transfer and convey pursuant to Order Approving Motion to Sell Real Property entered February 15, 2022, Case No: 3:21-bk-00459, United States Bankruptcy Court for the Middle District at Nashville, unto the Grantees, **LISA JAMAR AND COLBY JAMAR, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY**, all of the right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Riverwood Heights Subdivision of record in Plat Book 1835, Page 42, in the 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 Olympus Development Group, LLC, a Tennessee limited liability company by Warranty deed from Dennis Mcgrath, unmarried of record in Instrument No. 20190801-0076048 Register's Office for Davidson County, Tennessee, dated July 30, 2019 and recorded on August 01, 2019.

This conveyance is subject to:
- Taxes for the year 2022.
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 42, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1583, page 145, 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: **2301 Shadow Lane, Nashville, Tennessee 37216**.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs and assigns forever. And the Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind Grantor as the Trustee of the bankruptcy estate of Olympus Development Group, LLC, its successors and assigns, to warrant and forever defend the title to said land to the Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my/our hand(s) this the 18th day of February, 2022.

William Timothy Stone, Trustee in Bankruptcy
of the Estate of Olympus Development Group, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM TIMOTHY STONE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Trustee in Bankruptcy of the Estate of Olympus Development Group, LLC the within named bargainor, and that he as such TRUSTEE executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th of February, 2022.

PAM SALAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 12/5/2025
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$735,000.00**.

Affiant

Subscribed and sworn to before me this 21st day of February, 2022.

Notary Public
My Commission Expires:
(SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **February 18, 2022**.

Affiant Signature

February 18, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

18th day of **February**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

