Karen Johnson Davidson County
Batch# 846263 DEEDWARR
04/27/2022 10:53:30 AM 4 pgs
Fees: $23.00 Taxes: $1,887.00
20220427-0048523

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37020-04-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $510,000.00. Affiant Subscribed and sworn to before me this 19th day of April, 2022. Notary Public My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2025

WARRANTY DEED

Address New Owner: Robert D. Olsen, Katherine Olsen and Hutson Furr Dempsey Olsen 1510 Demonbreun Street #512 Nashville, TN 37203	**Send Tax Bills To:** New Owners 4416 Sunnybrook Dr. Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 093090A01200CO

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, **The Point Development At Nolin LLC, a Kentucky limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert D. Olsen and Katherine Olsen, husband and wife, and Hutson Furr Dempsey Olsen, unmarried, as joint tenants with right of survivorship** ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1510 Demonbreun Street #512, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 19 day of April, 2022.

The Point Development At Nolin LLC, a Kentucky limited liability company

BY: _____ Manager
William Florman, Manager

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named William Florman, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Manager of The Point Development At Nolin LLC, a Kentucky limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of April, 2022.

_____
Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 512 together with the appurtenant interest in the common elements of The Rhythm at Music Row, a Condominium established by Master Deed, of record at Instrument No. 20070725-0088390, as amended and or restated from time to time (the "Master Deed") by amendment at Instrument No. 20080219-0015612, Instrument No. 20080410-0036475, Instrument No. 20080701-0068043, Instrument No. 20081201-0116444, Instrument No. 20090608-0053187, Instrument No. 20090625-0059073, Instrument No. 20110324-0022950 and Instrument No. 20110906-0068936, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed as amended.

Being the same property conveyed to The Point Development at Nolin, LLC, by Warranty Deed from Martin H. Frederiksen and wife, Sherri L. Frederiksen, of record in Instrument No. 20161215-0131480, in the Register's Office of Davidson County, Tennessee, dated December 9, 2016 and recorded on December 15, 2016.

This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 093090A01200CO.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Rhythm at Music Row, as recorded in Instrument No. 20080402-0033103 .
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Rhythm at Music Row Condominium of record in Instrument No. 20070725-0088390, as amended by instrument(s) of record in Instrument No. 20080219-0015612, Instrument No. 20080410-0036475, Instrument No. 20080701-0068043, Instrument No. 20081201-0116444, Instrument No. 20090608-0053187, Instrument No. 20090625-0059073, Instrument No. 20110324-0022950, Instrument No. 20110906-0068936, Instrument No. 20190404-0030779, Instrument No. 20190404-0030780, Instrument No. 20200707-0073280 and Instrument No. 20200707-0073281; 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.
5. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060331-0036680 and Release of Declaration recorded in Instrument No. 20110324-0022949.
6. Covenants, Conditions and Restrictions as set forth in Arts Center Redevelopment Plan recorded in Book 10965, Page 404 and being Amended in Book 11625, Page 252.
7. Easement recorded in Instrument No. 20030131-0014020 and Instrument No. 20161021-0111269.
8. Easement for Right of Entry, recorded in Instrument No. 20070430-0050890.
9. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070423-0047689.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 4/19/22

GEORGE E. MUDTER, JR.
Dated 4/19/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 4/19/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

