Karen Johnson Davidson County
Batch# 846967 DEEDWARR
04/28/2022 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $714.10
20220428-0048909

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220340099**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $193,000.00. Affiant Subscribed and sworn to before me, this 13th day of April, 2022. Notary Public My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

WARRANTY DEED

Address New Owner: Courtney Rackliff and David Williams 501 Falls Blvd Lebanon, TN 37090	Send Tax Bills To: Guild Mortgage Company LLC PO Box 818009 Cleveland, OH 44181-9600	Tax Information: Tax Parcel ID No. 133 14 0A 011.00

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 **Courtney L. Rackliff, an unmarried woman, and David E. Williams, a married man,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. A -11 of The Village at Grassmere f/k/a Oakcrest Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5884, Page 960, as amended in Book 9559, Page 939 and Instrument No. 20041102-0131823, Substitution of Trustee recorded in Instrument No. 20060630-0078687 and as amended and restated in Instrument No. 20070301-0025595, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Oakcrest Condominium, as shown on plat of record in Plat Book 5200, Page 413, said Register's office, for a more complete identification and description of such unit.

Being the same property conveyed to Olympus Investments, LLC, by Warranty Deed from Conrad Hodgson and wife, Laurie Hodgson, of record in Instrument No. 20160901-0091836, in the Register's Office of Davidson County, Tennessee, dated August 31, 2016 and recorded on September 01, 2016.

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 for the year 2022 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Oakcrest Condominium, as recorded in Plat Book 5200, Page(s) 413.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Oakcrest Condominium of record in Book 5884, Page 960, as amended by record in Book 9559, Page 939; Instrument No. 20041102-0131823; Substitution of Trustee recorded in Instrument No. 20060630-0078687 and Amended and Restated recorded in Instrument No. 20070301-0025595; 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. All of the terms and provisions set forth and contained in that certain Lease between Roy S. Jones and Cynthia Lynn Jones, Lessor, and Crown Communication Inc., a Delaware corporation, doing business in Tennessee as Crown Communications, Lessee, a memorandum of which is recorded in Book 11578, Page 203; Instrument No. 20000517-0049759, Assignment of Lessor's recorded in Instrument No. 20061024-0131560 and Subordination, Non disturbance and Attornment Agreement recorded in Instrument No. 20061024-0131561.

This is improved property located at 420 Elysian Fields Road A11 Nashville TN 37211

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 13th day of April, 2022.

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, 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 13th day of April, 2022.

Notary Public
My Commission Expires: _____

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

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 04/13/22 (date of document).

Affiant Signature

04/14/22

Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 14th day of April, 2022

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL