Karen Johnson Davidson County
Batch# 919492 DEEDQC
09/21/2022 08:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220921-0104813

PREPARED BY:

Robert J. Hazard, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

ROBERT J. HAZARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires FEB. 28, 2026

Subscribed and sworn to before me on this day, September 15, 2022.

Notary Public

My Commission Expires: _____

New Owner Address:
Robert Duncan Olsen
and Katherine Olsen, Co-Trustees
4416 Sunnybrook Drive
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
13007014800

QUITCLAIM DEED

Robert Olsen and wife Katherine Olsen (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Robert Duncan Olsen and Katherine Furr Olsen, Co-Trustees of the Olsen Family trust, dated September 15, 2022** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **September 15, 2022**.

Robert Olsen

Katherine Olsen

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Robert Olsen and Katherine Olsen**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, September 15, 2022.

Notary Public

My Commission Expires: _____

ROBERT J. HAZARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires FEB. 28, 2026

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 3, AMENDMENT OF LOT 2 OF SECTION ONE & LOT 3 OF SECTION 2, SUNNYBROOK LANE, as shown on plat of record in Instrument No. 20061227-0159598, 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 Robert Olsen and wife Katherine Olsen from Sherri K. Middendorf, unmarried by deed of record in Instrument No. 20150120-0005264, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 4416 Sunnybrook Drive, Nashville, TN 37205.

This property is conveyed to such limitations, restrictions, and encumbrances as may affect the premises, including, but not limited to:

a. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AMENDMENT OF LOT 2 OF SECTION ONE & LOT 3 OF SECTION 2, SUNNYBROOK LANE, as recorded in Instrument No. 20050317-0029530 as revised at Instrument No. 2006I227-0159598 and Plat Book 1424, Page 31, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

b. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

c. Declaration of Private Drainage Easement and Maintenance Agreement as set forth in instrument recorded in Instrument No. 20100212-0011212.

d. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4264, Page 214; Book 4264, Page 293; Book 4278, Page 186; Book 4281, Page 249 and Book 5312, Page 507, in the Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, S. Elizabeth Greene, Esq., do hereby make oath that I am a licensed attorney and 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 September 15, 2022.

Affiant Signature

9/15/2022
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, September 15, 2022.

Notary Public

My Commission Expires:

ROBERT J. HAZARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires FEB. 28, 2026