Karen Johnson Davidson County
Batch# 919492 DEEDQC
09/21/2022 08:58:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220921-0104814

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
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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:
Katherine Furr Olsen, Trustee
4416 Sunnybrook Dr.
Nashville, TN 37205

Send Tax Bills To:
Same

Map-Parcel Number:
093090A01200CO

QUITCLAIM DEED

Robert D. Olsen and Katherine Olsen, husband and wife, and Hutson Furr Dempsey Olsen, unmarried (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Katherine Furr Olsen, Trustee of the H. Olsen Irrevocable Trust Agreement, dated December 22, 2016** ("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 D. Olsen

Katherine Olsen

Hutson Furr Dempsey 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 D. Olsen, Katherine Olsen, and Hutson Furr Dempsey 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: _____

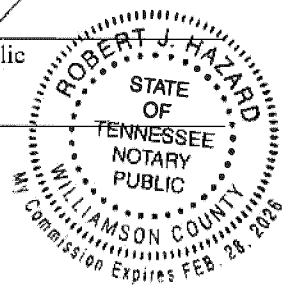


EXHIBIT A

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 Robert D. Olsen and Katherine Olsen, husband and wife, and Hutson Furr Dempsey Olsen, unmarried, as joint tenants with rights of survivorship, from The Point Development At Nolin LLC, a Kentucky limited liability company, by deed of record in Instrument No. 20220427-0048523, 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 1510 Demonbreun Street #512, Nashville, TN 37203.

This conveyance is made subject to such limitations, restrictions, and encumbrances as may affect the premises, including, but not limited to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Annotated 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.-003 0779, Instrument No. 20190404-003 07 80, Instrument No. 20200707-0073 280 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.

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 August 22, 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