Karen Johnson Davidson County
Batch# 919945 **DEEDWARR**
09/21/2022 02:17:52 PM 4 pgs
Fees: $23.00 Taxes: $6,845.00

20220921-0105042

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,850,000.00.

Margaret Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 2022.

D. Denise Woods
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Bjarki Johann Olafsson and Marilynn Elizabeth Michaud, Trustees of the Michaud Olafsson Revocable Trust dated June 26, 2014	NEW OWNER	117 13 0B 159.00
(NAME)	(NAME)	
921 Bowring Park	921 Bowring Park	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **L. Earl Bentz and Janet Bentz, Trustees of the Mariel Rich Preservation Trust dated September 20, 2012, a 50% undivided interest and Bentz Properties, LLC, a Florida limited liability company, a 50% undivided interest**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Bjarki Johann Olafsson and Marilynn Elizabeth Michaud, Trustees of the Michaud Olafsson Revocable Trust dated June 26, 2014**, hereinafter called the GRANTEE(S), their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 1023, on the plan of Abbotsford Phase 2 A Planned Unit Development, as shown by Plat of record as Instrument No. 20010502-0044874, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mariel Louise Bentz and Amelia Jane Bentz, both unmarried persons, by Warranty Deed from Danny B. Dalby and wife, Wendi Lowery Dalby, dated April 17, 2008, recorded April 18, 2008, of record in Instrument No. 20080418-0039728, said Register's Office. By Quitclaim Deed, dated October 10, 2013, recorded October 15, 2013, of record in Instrument No. 20131015-0107555, said Register's Office, the said Amelia Jane Bentz conveyed her fifty percent (50%) interest in subject property to L. Earl Bentz and Janet Bentz, Co-Trustees of the Amelia Bentz Preservation Trust dated September 20, 2012. By Quitclaim Deed dated October 10, 2013, recorded October 15, 2013, of record in Instrument No. 20131015-0107556, said Register's Office, the said Mariel Louise Bentz conveyed her fifty percent (50%) interest in subject property to L. Earl Bentz and Janet Bentz, as Co-Trustees of the Mariel Rich Preservation Trust dated September 20, 2012. The said L. Earl Bentz and Janet Bentz, Co-Trustees of the Amelia Bentz Preservation Trust dated September 20, 2012 conveyed a fifty percent (50%) undivided interest in subject property to David Tate Rich, Trustee of the John W. Rich Irrevocable Trust II for David Tate Rich, Jr., and his appointees or Issue, dated February 22, 1991, by Warranty Deed, dated December 20, 2013, recorded December 27, 2013, of record in Instrument No. 20131227-0130200, said Register's Office. By Trustees Deed, dated January 18, 2018, recorded January 19, 2018, of record in Instrument No. 20180119-0005959, said Register's Office, David Tate Rich, Trustee of the John W. Rich Irrevocable Trust II, for David Tate Rich, Jr., and his Appointees or Issue, dated February 22, 1991 conveyed a fifty percent (50%) undivided interest in subject property to Bentz Properties, LLC, a Florida limited liability company.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 921 Bowring Park, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 19 day of September, 2022.

Mariel Rich Preservation Trust dated September 20, 2012

BY: _____
L. Earl Bentz, Co-Trustee

BY: _____
Janet Bentz, Co-Trustee

Bentz Properties, LLC

BY: _____
L. Earl Bentz, Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a notary public in and for the state and county aforementioned, L. Earl Bentz with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Managing Member of Bentz Properties, LLC, a Florida limited liability company and that as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Managing Member.

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

_____
Notary Public
My Commission Expires: 1-21-26

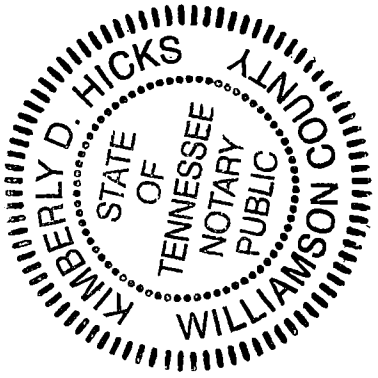
KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a notary public in and for the state and county aforementioned, L. Earl Bentz and Janet Bentz, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Trustees of The Mariel Rich Preservation Trust dated September 20, 2012, and that as such Trustees executed the foregoing instrument for the purposes therein contained.

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

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26



RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064