NEW OWNER:
Russell I. Olsen
316 A Leafland Avenue
Nashville, TN 37210

SEND TAX BILLS TO:

New Owner

MAP & PARCEL
106-13-4A-001-00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 23-125

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 969616 DEEDWARR
02/13/2023 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20230213-0010131

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FIVE HUNDRED NINETY THOUSAND AND 00/100 DOLLARS ($590,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Kelsey J. Jones, single woman** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Russell I. Olsen, a married person** ("Grantees"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A on the Plan of 316 Leafland Avenue, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for 316 Leafland Avenue, as set forth in Exhibit " B" of record in Instrument No. 20190308-0021662, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kelsey J. Jones, single woman by Warranty deed from Legacy South Homes Fund I, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200226-0021447 Register's Office for Davidson County, Tennessee, dated February 21, 2020 and recorded on February 26, 2020.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, his heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 10th day of February, 2023.

Kelsey J. Jones

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Kelsey J. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of February, 2023.

NOTARY PUBLIC

My commission expires: July 6, 2026

SARAH R. HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **590,000.00.**

AFFIANT

Sworn to and subscribed to before me this 10th day of February, 2023.

NOTARY PUBLIC

My commission expires: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

True Copy Certification

I, **Pam Autry,** do hereby make oath that I am a licensed attorney and/or 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 this the 10th day of February, 2023.

Affiant Signature
Date 02/10/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10th day of February, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

