WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3420276

Return to:
Stewart Title Company
100 Bluegrass Commons
Suite 115
Hendersonville, Tn 37075

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-28-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value for this transfer, whichever is greater, is $ 507,375.00 .

Affiant

Subscribed and sworn to me, this the 3rd day of March, 2023.

Notary Public

My commission expires:

Property Address: 1509 Crosswind Drive Nashville, TN 37211	**Parcel ID**: 172-15-0A-164.00
Property owner: Joel D. Hutsell & Lacey B. Hutsell 1509 Crosswind Dr. Nashville, Tn. 37211	**Mail tax bills to:** Same as New Owner

Karen Johnson Davidson County
Batch# 977156 DEEDWARR
03/06/2023 10:33:30 AM 4 pgs
Fees: $23.00 Taxes: $1,877.29
20230306-0015758

THIS INDENTURE is made effective the 3rd day of March, 2023, by **Chelsea Marie Yoshikawa and Nathan Robert Olson, wife and husband,** First Parties, for the purpose of conveying the premises described herein to Joel D. Hutsell & Lacey B. Hutsell, husband and wife, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 200 on the Plan of Section 10, Holt Woods of record in Plat Book 9700, Pages 281 and 282, in the 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 Chelsea Marie Yoshikawa by Warranty Deed dated September 14, 2021 from Brian Dunn, married, recorded September 21, 2021 at Instrument No. 20210921-0126372, Register's Office for Davidson County, Tennessee.

Nathan Robert Olson, husband of Chelsea Marie Yoshikawa, party of the first part, joins in the execution of this Warranty Deed for the express purpose of conveying any and all rights which he may have in and to the above described property, but does not join in the covenants and warranties contained herein.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Plat Book 9700, at Pages 281 & 282; Restrictions, covenants, condition, reservations and easements (deleting therefrom restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), recorded in Book 10256, Page 506 and re-recorded in Book 10258, Page 142; By-Laws for Holt Woods Homeowners' Association, Inc. recorded in Book 9570, Page 13 and Charter for Holt Woods Homeowners' Association, Inc. recorded in Book 9570, Page 5, Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 23 , which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Chelsea Marie Yoshikawa

Nathan Robert Olson

STATE OF Tennessee)
COUNTY OF Williamson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Chelsea Marie Yoshikawa**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Williamson County, this the 21st day of January, 2023.

NOTARY PUBLIC

My Commission Expires: 03/25/2024

PERI HUSSEIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires March 25, 2024

STATE OF Tennessee)
COUNTY OF Williamson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Nathan Robert Olson**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Williamson County, this the 21st day of January, 2023.

NOTARY PUBLIC

My Commission Expires: 03/25/2024

PERI HUSSEIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires March 25, 2024

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

CERTIFICATE OF AUTHENTICITY

I, Brenda Shelby do hereby make oath that I am a licensed attorney and/or 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 3-3-23.

Brenda Shelby
Affiant
Date: 3-3-23

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 3rd day of March, 2023

Notary Public

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024