WARRANTY DEED

Karen Johnson Davidson County
Batch# 1010467 DEEDWARR
06/02/2023 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20230602-0041781

File No. EM-23-4369

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2023

Notary Public

MY COMMISSION EXPIRES: 7/15/26 (AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Olszewski, Jr	New Owner	
(NAME)	(NAME)	
2538 Edge O Lake Drive		149-03-0-048.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **2538 Edge LLC, Am Arizona Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Olszewski, Jr, a married man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee, and described as follows:

Being Unit No. 398 on plan of Edge-O-Lake Estates, Section 6, (as of record in Book 3700, Page 16, which was erroneously omitted from Instrument Number 20170214-0015242), Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brian T. Weaver and Stephanie C. Weaver, husband and wife by Warranty deed from Adam J. Abes and wife, Ayhan H. Ridha of record in Instrument No. 20140721-0064661 Register's Office for Davidson County, Tennessee, dated July 16, 2014 and recorded on July 21, 2014. (Value of consideration shown in aforementioned deed $145,500.00.).

Being the same property conveyed to 2538 Edge, LLC, an Arizona Limited Liability Company by Quitclaim deed from Brian T. Weaver and Stephanie C. Weaver, husband and wife of record in Instrument No. 20170214-0015242 Register's Office for Davidson County, Tennessee, dated February 13, 2017 and recorded on February 14, 2017.

Being the same property conveyed to Brian Weaver, and wife Stephanie Weaver by Quitclaim deed from 2538 Edge, LLC, an Arizona Limited Liability Company of record in Instrument No. 20180410-0033610 Register's Office for Davidson County, Tennessee, dated March 26, 2018 and recorded on April 10, 2018.

Being the same property conveyed to 2538 Edge, LLC, an Arizona Limited Liability Company by Quitclaim deed from Brian Weaver and Stephanie

Waver, husband and wife of record in Instrument No. 20200707-0073369 Register's Office for Davidson County, Tennessee, dated June 26, 2020 and recorded on July 07, 2020.

This is property more commonly known as 2538 Edge O Lake Drive, Nashville, TN 37217.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 heirs 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness my/our hand this 31st day of May, 2023.

2538 Edge LLC, an Arizona Limited Liability Company

By: _____
Brian Weaver, Member

By: _____
Stephanie Weaver, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Sarah Simmons of the state and county mentioned, personally appeared Brian Weaver and Stephanie Weaver, Members of 2538 Edge LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member and Member of 2538 Edge LLC, the within named bargainor, a Limited Liability Company, and that such Brian Weaver and Stephanie Weaver, Members of 2538 Edge LLC as such Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member and Member.

Witness my hand and seal, at office in Nashville, this 31st day of May, 2023.

_____
Notary Signature

Printed Name: Sarah Simmons

My commission expires: 3-3-26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 5/31/2023.

Affiant Signature – Joshua A. Terry

6/2/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/2/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON