Karen Johnson Davidson County
Batch# 1029641 DEEDWARR
07/24/2023 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $3,829.50
20230724-0056707

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230645076**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,035,000.00. Affiant Subscribed and sworn to before me, this 21st day of July, 2023. Notary Public My Commission Expires: 11-21-26

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Kristine Byrne Ohlmansiek and Tyler Matthew Ohlmansiek 1820 10th Avenue South Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105-09-2B-002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Catherine Mercy Harrison, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tyler Matthew Ohlmansiek and Kristin Byrne Ohlmansiek, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "B" on the plan of 1901 Hillside Homes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 1901 Hillside Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20150513-0043945, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to CATHERINE MERCY HARRISON, by deed from MATTHEW SANDERS, of record in Instrument No. 20180515-0046339, dated May 14, 2018, said Register's Office.

Catherine Mercy having since married and is now known as Catherine Mercy Harrison.

William Cody Harrison joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 105-09-2B-002.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20150513-0043945, said Register's Office.

Matters shown on the Plan of record in Plat Book 57, page 95, said Register's Office.

This is improved property located at 1820 10th Avenue South Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of July, 2023.

Catherine Mercy Harrison

William Cody Harrison

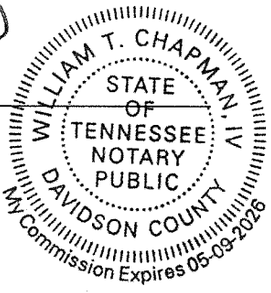
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Catherine Mercy Harrison and William Cody Harrison, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of July, 2023.

Notary Public

My Commission Expires: _____



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 21, 2023.

J. Carlton Drumwright

July 21, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 21, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY