RECORDING REQUESTED BY:

W. Patrick Cronican, Esq.

MAIL TAX STATEMENTS AND WHEN RECORDED MAIL TO:

Katie Rose McConnell Olson
Richard Lee Olson
1770 Veneto Way
Lincoln, CA 95648

Karen Johnson Davidson County
Batch# 1099962 DEEDWARR
02/12/2024 08:25:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20240212-0009421

TPI: 161-01-0-A-58.00CO
161-01-0-A-9.00CO

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

TENNESSEE GENERAL WARRANTY DEED

STATE OF TENNESSEE
DAVIDSON COUNTY

KNOWN ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of zero dollars ($0.00) in hand paid to **Katie Rose McConnel Olson and Richard Lee Olson, wife and husband** residing at 1770 Veneto Way, Lincoln, CA 95648 (hereinafter known as the "Grantor(s)") hereby grants, warrants, and conveys to **RICHARD LEE OLSON and KATIE ROSE MCCONNELL OLSON, as Trustees of the OLSON FAMILY TRUST, dated December 28, 2023**, a revocable trust, residing at 1770 Veneto Way, Lincoln, CA 95648 (hereinafter known as the "Grantee(s)") the following described real estate, situated in Davidson County, Tennessee, to-wit:

Being a certain condominium apartment located in Davidson County, Tennessee, and being known as Unit No. 5312-#2 and Garage #9, together with the appurtenant common elements of Danbury, as created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for Danbury Homeowners' Association, of record in Book 6612, page 75, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the site-plan of Danbury Condominiums appearing as Exhibit to said Master Deed, for a more complete description as to details and location of said Unit.

Being the same property conveyed to R&M Family Trust by Warranty Deed from Greg A. Phillips and Elizabeth A. McCaskill, rika Elizabeth A. Phillips, dated July 21, 1999, recorded July 28, 1999, of record in. Book 11591, page 491, Register's Office for Davidson County, Tennessee.

This is improved property located at 5312 Edmondson Pike, 2, Nashville, TN 37211.

TPIs: 161-01-0-A-58.00CO
161-01-0-A-9.00CO

A preceding Instrument Has Been Recorded:
Instrument Type: Corrective Warranty Deed
Office Where Recorded: Davidson County Recorder
Instrument Number: 20231017-0081400

TOGETHER WITH all the rights, members, and appurtenances to the real estate in anywise appertaining or belonging thereto.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee(s), their heirs and assigns forever.

And said Grantor(s), for said Grantor(s), their heirs, successors, executors, and administrators, covenants with Grantee(s), and with their heirs and assigns, that Grantor(s) are lawfully seized in fee simple of the said real estate; that said real estate is free and clear from all Liens and Encumbrances, except as herein set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the real estate of record in the Probate Office of said County; and that Grantor(s) will, and their heirs, executors, and administrators shall warrant and defend the same to said Grantee(s), and their heirs and assigns, forever against the lawful claims of all persons

IN WITNESS WHEREOF, Grantor(s) has executed and delivered this General Warranty Deed under seal as of the day and year first above written.

Preparer of this instrument: W. Patrick Cronican (CA SBN 300645), ElGuindy, Meyer & Koegel, APC, 2990 Lava Ridge Court, Suite 205, Roseville, CA 95661, (916) 778-3310.

WITNESS Grantors' hand this the ~~28th day of December, 2023.~~ 7th day of February, 2024

Katie Rose McConnel Olson aka
Katie Rose McConnell Olson, Grantor PO

2/9/2024
Richard Lee Olson, Grantor

WITNESS Grantee's hand this the ~~28th day of December, 2023.~~ 7th day of February, 2024

KATIE ROSE MCCONNELL OLSON, Trustee, Grantee

2/9/2024
RICHARD LEE OLSON, Trustee, Grantee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer)

On February 7, 2024 before me, Judith Maranski, Notary Public
(insert name and title of the officer)

personally appeared Katie Rose McConnell Olson,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

JUDITH MARANSKI
Comm. #2371637
Notary Public · California
Sacramento County
Comm. Expires Sep 16, 2025

WITNESS my hand and official seal.

Signature _____ **(Seal)**

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer)

On February 9, 2024 before me, Judith Maranski, Notary Public
(insert name and title of the officer)

personally appeared Richard Lee Olson,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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WITNESS my hand and official seal.

JUDITH MARANSKI
Comm. #2371637
Notary Public · California
Sacramento County
Comm. Expires Sep 16, 2025

Signature _____ (Seal)

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County of Placer)

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(insert name and title of the officer)

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State of California
County of Placer)

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(insert name and title of the officer)

personally appeared Richard Lee Olson,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

JUDITH MARANSKI
Comm. #2371637
Notary Public · California
Sacramento County
Comm. Expires Sep 16, 2025

WITNESS my hand and official seal.

Signature _____ (Seal)

Certificate of Authenticity

I, **William Patrick Cronican**, do hereby make an 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 **February 9, 2024.**

William Patrick Cronican
ElGuindy, Meyer & Koegel, APC
2990 Lava Ridge Court, Suite 205
Roseville, CA 95661
(916) 778-3310

Dated: February 9, 2024
State: California
County: Placer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer

Subscribed and sworn to (or affirmed) before me on this 9th day of February, 2024, by William Patrick Cronican,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

JUDITH MARANSKI
Comm. #2371637
Notary Public · California
Sacramento County
Comm. Expires Sep 16, 2025

(Seal)

Signature