Karen Johnson Davidson County
Batch# 1138628 DEEDWARR
05/23/2024 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20240523-0038479

WARRANTY DEED

(SEAL)

MICHELLE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF May, 2024.

Notary Public
MY COMMISSION EXPIRES: 9.21.26

File #24-PA-1009-P

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Craig Wickman, Jr.	Bank of Tennessee	
(NAME) 1009 Hunters Meadow Lane	(NAME) 301 E. Center Street	**061 15 0 400.00**
(ADDRESS) Nashville, TN 37216	(ADDRESS) Kingsport, TN 37660	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

RICHARD OLSEN, III, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

CRAIG WICKMAN, JR., AN UNMARRIED MAN,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3, on the RESUBDIVISION OF LOTS 5 AND 6 OF GEORGE BURRUS SUBDIVISION OF LOT 81, MAPLEWOOD HOME TRACT, which Resubdivision is of record in Plat Book 8250, Page 822, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard Olsen, III, by Warranty Deed from Stephanie Ann McPeake, an unmarried person, of record in Instrument No. 20170504-0044442, in the Register's Office of Davidson County, Tennessee, dated May 03, 2017, and recorded on May 04, 2017.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOTS 5 AND 6 OF GEORGE BURRUS SUBDIVISION OF LOT 81, MAPLEWOOD HOME TRACT, as recorded in Plat Book 8250, Page(s) 822.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GEORGE BURRUS SUBDIVISION OF LOT NO. 81, MAPLEWOOD HOME TRACT, as recorded in Plat Book 421, Page(s) 178.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1009 Hunters Meadow Lane, Nashville, TN 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 22nd day of May, 2024.

Richard Olsen, III

Jessica Faith Olsen

***JESSICA FAITH OLSEN**, spouse of **RICHARD OLSEN, III**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **JESSICA FAITH OLSEN** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of May, 2024, before me personally appeared Richard Olsen, III, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of May, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of May, 2024, before me personally appeared Jessica Faith Olsen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of May, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 5/22/24.

Affiant Signature

5/22/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22 day of May, 2024

Jennifer Crowell

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY