RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-23526-24

Karen Johnson Davidson County
Batch# 1164478 DEEDWARR
07/31/2024 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20240731-0057869

WARRANTY DEED

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 day of July, 2024.

NOTARY PUBLIC

My commission expires: 10/2/2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Sullivan and Anuschka Bhatia 2239 Greenwood Avenue Nashville, TN 37206	Same address as new owner	083-03-4N-001-00

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars ($775,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **STEVEN MARK OLSEN, MARRIED AND JOINED BY HIS WIFE, SHANNON OLSEN** , hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **KEVIN SULLIVAN AND ANUSCHKA BHATIA**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit A of Homes at 2237 Greenwood, a horizontal property regime with private elements, as shown on Exhibit C of the Declaration of Covenants, Conditions, and Restrictions for Homes at 2237 Greenwood (*incorrectly indicated as 1607 Rebeca on previous deed), of record in Instrument #20181207-0119720, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Steven L. Tassone from Burkett Homes, Inc., a Tennessee corporation, by Warranty Deed dated February 3, 2020 and recorded June 16, 2020 in Instrument #20200616-0061546, said Register's Office. Steven L. Tassone having since changed his name to Steven Mark Olsen by Order filed in Case No. 21-0041 II in the Chancery Court, State of Tennessee, Twentieth Judicial District.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 2239 Greenwood Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Shannon Olsen, wife of Steven Mark Olsen, hereby joins in this conveyance to quitclaim any and all right, title and interest she may have in and to the herein described property to said Grantee.

WITNESS OUR HANDS, this 23rd day of July, 2024

GRANTOR(S)

Steven Mark Olsen

Steven Mark Olsen

Shannon Olsen

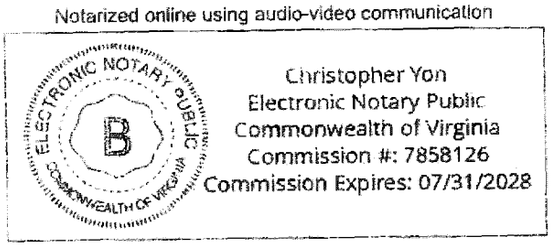
Shannon Olsen

STATE OF Virginia
COUNTY OF Hanover

Personally appeared before me, a Notary Public, Steven Mark Olsen and wife, Shannon Olsen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23rd day of July, 2024.

Notarized online using audio-video communication



Christopher Andrew Yon

Notary Public

Christopher Andrew Yon

Printed Notary Name

My commission expires: 07/31/2028

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 7/24/2024 (date of document).

Affiant Signature

7/24/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

