Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 241149363

Karen Johnson Davidson County
Batch # 1212801 DEEDWARR
12/05/2024 10 32 47 AM 2 pgs
Fees $13 00 Taxes $2,571 50
20241205-0094474

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $695,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of December, 2024.

Notary Public
My Commission Expires: _____

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Erik Olson and Lisa Olson 9855 Delphinium Lane Chaska, MN 55318	New Owner	Tax Parcel ID No. 081 08 0J 005.00

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, **Judy George, Trustee of The Judy George Trust, dated September 5, 2018** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Erik Olson and Lisa Olson, 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 1726 of DRESDEN TOWNHOMES, formerly Unit D of Lot 181, as shown of record in Instrument No. 20071121-0136256, as corrected at Instrument No. 20080110-0003210, Register's Office for Davidson County, Tennessee, and First Amendment of record in Instrument No. 20180807-0077456, Register's Office for Davidson County, Tennessee, as corrected by Affidavit of Scrivener's Error of record in Instrument No. 20180810-0078953, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Judy George, Trustee of The Judy George Trust Dated September 5, 2018, by Warranty Deed from J & S Properties, A Tennessee general partnership, of record in Instrument No. 20180905-0088106, in the Register's Office of Davidson County, Tennessee, dated August 15, 2018, and recorded on September 05, 2018.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NORTH NASHVILLE REAL ESTATE COMPANY, as recorded in Plat Book 21, Page(s) 105.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20071121-0136256, as corrected at Instrument No. 20080110-0003210, as amended in Instrument No. 20180807-0077456 and Affidavit of Scrivener's Error of record in Instrument No. 20180810-0078953.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20071121-0136314.

Easement for Water and Sewer, recorded in Instrument No. 20080111-0003708.

Charter for Dresden Townhouse Corporation recorded in Instrument No. 20080111-0003709

Common Open Space Deed recorded in Instrument No. 20080111-0003707.

This is improved property located at 1726 6th Avenue North Nashville TN 37208

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 4th day of December, 2024.

The Judy George Trust, dated September 5, 2018

By: Judy George, Trustee
Judy George, Trustee

STATE OF ~~TENNESSEE~~ Maine dmc)
COUNTY OF ~~DAVIDSON~~ Cumberland)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judy George, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of The Judy George Trust, dated September 5, 2018 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 3rd day of December, 2024.

Notary Public Donna M. Cach

DONNA M. CACH
NOTARY PUBLIC
State of Maine
My Comm Expires March 25, 2030