Karen Johnson Davidson County
Batch# 1213622 DEEDWARR
12/10/2024 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $2,515.63
20241210-0095647

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241149281** CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $679,900.00. David Sumrall Affiant Subscribed and sworn to before me, this 5th day of December, 2024. Carmen Coats Notary Public My Commission Expires: 3/3/26

WARRANTY DEED

Address New Owner: Matthew R. Allison and Emily Ann-King Allison 4900 Atwood Drive Nashville TN 37220	Send Tax Bills To: ~~New Owner~~ CHL MORTGAGE INVESTORS GROUP 8320 EAST WALKER SPRINGS LN, STE 200 KNOXVILLE, TN 37923	Tax Information: Tax Parcel ID No. 146 03 0 030.00

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, **Karsten Olson and Krista Olson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew R. Allison and Emily Ann-King Allison, 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 Lot No. 401 on the Plan of AN ADDITION TO SECTION ONE REVISED, CRIEVE HALL ESTATES of record in Plat Book 2083, Page 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Karsten Olson and Krista Olson, husband and wife, by Warranty Deed from Knut Olson, unmarried, of record in Instrument No. 20201112-0133427, in the Register's Office of Davidson County, Tennessee, dated October 15, 2020, and recorded on November 12, 2020.

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 AN ADDITION TO SECTION ONE REVISED, CRIEVE HALL ESTATES, as recorded in Plat Book 2083, Page(s) 95.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE REVISED, CRIEVE HALL ESTATES, as recorded in Plat Book 1835, Page(s) 123 and 124.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A REVISION OF A PART OF SECTION ONE REVISED, CRIEVE HALL ESTATES, as recorded in Plat Book 2083, Page(s) 27.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2046, Page 88.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Book 2282, Page 349.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6303, Page 864.

This is improved property located at 4900 Atwood Drive Nashville TN 37220

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 5th day of December, 2024.

Karsten Olson

Krista Olson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karsten Olson and Krista Olson, 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, at ~~office,~~ this 5th day of December, 2024.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 December 5. 2024.

Affiant Signature

9th day of December, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9th day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028