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

CRT File No. 241149453

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $330,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of December, 2024.

Notary Public
My Commission Expires:

Karen Johnson
Batch # 1215484
12/12/2024 10 01 25 AM
Fees $13 00 Taxes $1,221 00
20241212-0096521
Davidson County
DEEDWARR
2 pgs

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

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Karsten A. Olson and Krista Olson 5025 Hillsboro Pike #18H Nashville TN 37215	New Owner	Tax Parcel ID No. 131 01 0D 153.00

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, **Knut Olson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Karsten A. Olson and Krista 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 No. 153 as shown on the plat of GEORGETOWN APARTMENTS, a Condominium, of record in Plat Book 5200, Page 4, Register's office for Davidson County, Tennessee, together with an undivided .410% interest in the common elements of 5025 Hillsboro Homeowner's Association, as described in Master Deed and By-Laws of record in Book 5211, Page 325, as amended in Book 5616, Page 133; Book 6079, Page 516, and Appointment of Successor Trustee recorded in Book 10225, Page 413 and Instrument No. 20120823-0076049, et seq., said Register's Office. Said unit is also known as Apartment No. 18H.

Being the same property conveyed to Knut Olson, by Warranty Deed from Alice S. Nichols, Unmarried, of record in Instrument No. 20200827-0097154, in the Register's Office of Davidson County, Tennessee, dated August 24, 2020, and recorded on August 27, 2020.

Said property was never the primary marital residence of Grantor.

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 GEORGETOWN APARTMENTS, as recorded in Plat Book 5200, Page(s) 4.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 5025 HILLSBORO HOMEOWNERS' ASSOCIATION Condominium of record in Book 5211, Page 325, as amended in Book 5616, Page 133; Book 6079, Page 516, and Appointment of Successor Trustee recorded in Book 10225, Page 413 and Instrument No. 20120823-0076049; also subject to easements, rights and interests 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 building thereon.
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4308, Page 575.
Easement for Sanitary Sewer, recorded in Book 4308, Page 650.

Easement for Overhead Line, recorded in Instrument No. 20020122-0008269.

Easement recorded in Book 7873, Page 859; Instrument No. 20110620-0047283 and Instrument No. 20150505-0040558.

Charter for 5025 Hillsboro Homeowners' Association recorded as Book 5233, Page 459.

Resolution of the Board of Directors for the 5025 Hillsboro Homeowner's Association recorded in Instrument No. 20120731-0067332.

This is improved property located at 5025 Hillsboro Pike #18H Nashville TN 37215

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 11th day of December, 2024.

Knut Olson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Knut Olson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of December, 2024.

Notary Public
My Commission Expires:

