WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

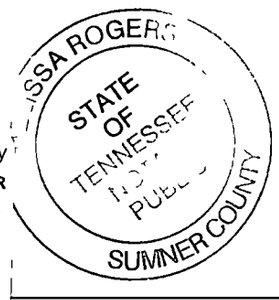
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,700,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2024

_____
Notary Public

MY COMMISSION EXPIRES: 3/25/25
(AFFIX SEAL)



aren Johnson
atch # 1218626
2/20/2024 10 53 55 AM
ees $13 00 Taxes $6,290 00

Davidson County
DEEDWARR
2 pgs

20241220-0099075

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO.	MAP-PARCEL NO(S)
Holloway Investments, LLC	Holloway Investments, LLC	42-16-94
(NAME) Hazel Path Mansion 105 Hazel Path	(NAME) Hazel Path Mansion 105 Hazel Path	
(ADDRESS) Hendersonville, TN 37075	(ADDRESS) Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No . 20242118

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Olympus Rentals, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Holloway Investments, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property situate in the 9th Civil District of Davidson County, Tennessee, and described as follows:

Being a part of Lot No. 33 on the Plan of Douglas Levine Subdivision, of record in Plat Book 547, page 44, Register's Office for Davidson County, Tennessee, and described as follows

Beginning at a point on the north margin of Woodruff Street at the SW corner of the property conveyed to Firestone Tire and Rubber Company of record in Book 3315, page 413, Register's Office for Davidson County, Tennessee, thence along the north margin of Woodruff Street N 75°45'W 151.6 feet to a common corner of Lots 33 and 40 of said Douglas-Levine Subdivision; thence along the common line of said Lots 33 and 40 N 14°04'E 100 feet, thence along the common line of Lots 33 and 34 of said subdivisions S 75°E 151.6 feet to the NW corner of the property conveyed to Firestone Company as above mentioned; thence S 14°04'W 100 feet to the point of beginning.

BEING the same property conveyed to Olympus Rentals, LLC, a Tennessee limited liability company, by Warranty Deed from Jerry C. Harlan and Wanda Harlan, dated 02/17/2017 and filed of record in Instrument No. 20170321-0027610, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 202 Woodruff Street, Madison, TN 37115
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 19th day of December, 2024

Olympus Rentals, LLC

BY: Debra McClish Vice President
Debra McClish
Vice President

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Debra McClish, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Vice President (or other officer authorized to execute the instrument) of Olympus Rentals, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Vice President (or other authorized officer).

Witness my hand, at office, this 19th of December, 2024

Notary Public
My Commission Expires. 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY