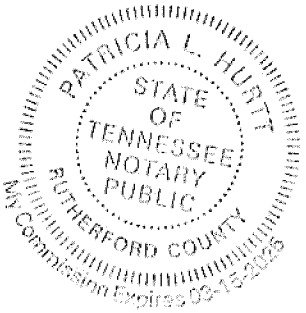
Karen Johnson Davidson County
Batch# 1221037 DEEDWARRSP
12/27/2024 03:48:30 PM 4 pgs
Fees: $23.00 Taxes: $6,826.50
20241227-0100721

SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,845,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark Henry Oldani and Maria Doris Oldani	NEW OWNER	
(NAME)	(NAME)	
4207A Hood Ave		131 06 0Z 001.00
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JANELL M. ANDERSON, AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14TH DAY OF OCTOBER, 1985, AMENDED ON APRIL 23, 2021, TO PROVIDE FOR ADDITIONAL TRUSTEES TO SERVE ALONG WITH N. P. DODGE, JR.; KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Mark Henry Oldani and Maria Doris Oldani, Trustees of the Oldani Joint Trust dated October 9, 2023**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for 4207 Hood Ave. Townhomes, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, of Record in Instrument No. 20200715-0077377, in Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a complete description.

Being the same property conveyed to JANELL M. ANDERSON, AS TRUSTEE UNDER THE TRUST AGREEMENT DATED THE 14TH DAY OF OCTOBER, 1985, AMENDED ON APRIL 23, 2021, TO PROVIDE FOR ADDITIONAL TRUSTEES TO SERVE ALONG WITH N. P. DODGE, JR.; KNOWN AS THE TRUST BETWEEN NATIONAL EQUITY, INC., A NEBRASKA CORPORATION AND N. P. DODGE, JR, by Warranty Deed from Michael J. Rosicki and Laura A. Rosicki, husband and wife, dated 12/11/2024, of record in Instrument No. 202412270100720, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 4207A Hood Avenue, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 12TH day of December, 2024.

Janell M Anderson, Trustee

Janell M. Anderson, Trustee

State of Nebraska
County of Douglas

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Janell M. Anderson, Trustee of The Trust between National Equity, Inc., a Nebraska Corporation and N.P. Dodge, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the within named bargainor and that he/she executed the foregoing instrument of his/her own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 12th day of December, 2024.

Jennifer Schneider

Notary Public

My Commission Expires: 10/21/27

State of Nebraska – General Notary
JENNIFER SCHNEIDER
My Commission Expires
October 21, 2027

RETURN TO:
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit A, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for 4207 Hood Ave. Townhomes, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, of Record in Instrument No. 20200715-0077377, in Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a complete description.

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 12|12|24 (date of document).

Michelle W Kendig
Affiant Signature

12|23|24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 23rd day of December, 2024

Patricia L Hurtt
Notary Signature

My Commission Expires: _____

Notary's Seal

