RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $645,000.00. Taylor Olcott Affiant Subscribed and sworn to before me this 26 day of December, 2024. Neco C. Thompson-Badu Notary Public My Commission Expires 8/13/28
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 38442-12-2024**	

NECO C. THOMPSON-BADU
Notary Public - California
San Diego County
Commission # 2494780
My Comm. Expires Aug 13, 2028

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Heather Fisk 615 A Hamilton Avenue Nashville, TN 37203	new owner	Map and Parcel No.: 105070B00200CO

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, **Taylor A.** Olcott, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Heather Fisk, unmarried** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 615 A Hamilton Avenue, Nashville, TN 37203.

Subject property has never been the marital residence of Grantor.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch # 1222412 DEEDWARR
01/02/2025 09 53 29 AM 3 pgs
Fees $18 00 Taxes $2,386 50

20250102-0000109

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of December, 2024.

Taylor A. Olcott

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

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

Witness my hand, at office, this 26th day of December, 2024.

Notary Public

My Commission Expires: 8/13/28

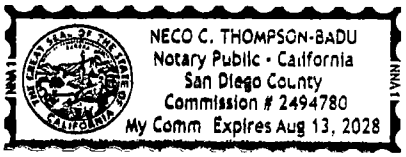


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of 615 Hamilton Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20130125-0008446, amended in Instrument No. 20130320-0027485, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit C to the aforementioned amended Declaration.

Being the same property conveyed to Taylor A. Olcott, unmarried, by deed dated January 21, 2016 from Jeffery Logan Humble, unmarried, of record in Instrument No. 20160127-0007635, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2025, a lien, but not yet due and payable. Map and Parcel No. 105070B00200CO.
2 Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 615 Hamilton Townhomes, of record in Instrument No. 20130125-0008446, amended in Instrument No. 20130320-0027485, Register's Office for Davidson County, Tennessee.
3 Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 421, page 91, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Site Plan of record attached as Exhibit C to the Amended Declaration in Instrument No. 20130320-0027485, Register's Office for Davidson County, Tennessee.