THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350271** Karen Johnson Davidson County Batch# 1255031 DEEDWARR 04/02/2025 10:12:30 AM 3 pgs Fees: $18.00 Taxes: $1,665.00 20250402-0024941	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Sumner) The actual consideration or value, whichever is greater, for this transfer is: $450,000.00. Affiant Subscribed and sworn to before me, this 31st day of March, 2025. Notary Public My Commission Expires: 4/23/2025 Crystal Johnson State of Tennessee Notary Public Sumner County

WARRANTY DEED

Address New Owner: Nicholas Olivas 4461 Frost Street Nashville TN 37214	Send Tax Bills To: ~~New Owner~~ United American Mtg. Corp. 3198 Airport Loop Dr. Ste. F Costa Mesa, CA 92626	Tax Information: Tax Parcel ID No. 062 02 0B 091.00

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, **Raleigh Huffstetler and Jameson Huffstetler, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicholas Anthony Olivas, an unmarried man**, ("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. 20 on the Plan of FIRST AMENDMENT TO ABBINGTON PARK, PHASE ONE-SECTION THREE of record in Plat Instrument No. 20040728-0090230, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Raleigh Huffstetler and Jameson Terry, husband and wife, by Warranty Deed from Georgey A. Georgey and Mary Georgey, husband and wife, record in Instrument No. 20180718-0069829, in the Register's Office of Davidson County, Tennessee, dated July 13, 2018 and recorded on July 18, 2018. Also see Affidavit to Correct Scrivener's Error recorded in Instrument No. 20180720-0070929, in the Register's Office of Davidson County, Tennessee. Jameson Terry being one in the same as Jameson Huffstetler.

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.

Taxes for the year 2025 and thereafter, not yet due and payable.

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 FIRST AMENDMENT, ABBINGTON PARK, PHASE ONE - SECTION THREE, as recorded in Plat Instrument No. 20040728-0090230.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ABBINGTON PARK PHASE ONE - SECTION THREE, as recorded in Plat Instrument No. 20040510-0053210.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030213-0020075, as Supplementary Declaration recorded in Instrument No. 20040518-0058461 and Amendment recorded in Instrument No. 20161027-0113738 and Instrument No. 20170124-0007830.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions recorded in Instrument No. 20010402-0031520.

Easement for Grant of Transmission Line, recorded in Book 1163, Page 341.
Easement for Flowage, recorded in Book 2242, Page 513.

Easement recorded in Book 8377, Page 820 and Instrument No. 20000720-0071648.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030109-0004246.

Charter for Abbington Park Homeowners Association, Inc recorded as Instrument No. 20030303-0027405.

By Laws for Abbington Park Homeowners Association recorded as Instrument No. 20030303-0027406.

Common Open Space Deed recorded as Instrument No. 20040407-0039568; Instrument No. 20050201-0011847; as Corrected in Instrument No. 20081023-0106257; Instrument No. 20050201-0011848 and Instrument No. 20060202-0012845.

This is improved property located at 4461 Frost Street Nashville TN 37214

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 25th day of March, 2025.

Raleigh Huffstetler

Jameson Huffstetler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Raleigh Huffstetler and Jameson Huffstetler, 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 25th day of March, 2025.

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 3/25/2025 (date of document).

Affiant Signature

4/2/2025
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 2 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County

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