Karen Johnson
Batch # 1260917
04/17/2025 02 57 49 PM
Fees $13 00 Taxes $2,220 00

Davidson County
DEEDWARR
2 pgs

20250417-0029587

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $600,000 00 Affiant Subscribed and sworn to before me, this the 15th day of April, 2025 Notary Public My commission expires 03-16-26

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY **WAGON WHEEL TITLE** **204 SOUTH 11TH STREET** **NASHVILLE, TN 37206** **615.650.5100**	Return to: Rudy Title and Escrow, LLC 2012 21st Avenue South Nashville, TN 37212 FILE # G-ORE-25-4012

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
Calvin Spencer Hewett and Todd Hewett	United Wholesale Mtg.	091-08-0-324 00
4012 Clifton Avenue	585 South Blvd E	
Nashville, TN 37209	Pontiac, MI 48341	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1 00), 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, **DANA M. OLSEN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CALVIN SPENCER HEWETT, AN UNMARRIED MAN, AND TODD HEWETT, A MARRIED MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being property located in Nashville, Davidson County, Tennessee, being originally described as Lot number 11 of Block "F" on the Map of Realty Savings Bank & Trust Company's Subdivision, of Lot No. 19 of Clifton Plan, called Plan No. 3, West Nashville, (not of record) and being more particularly described as follows:

Commencing at an iron pipe (found) in the Northerly right of way of Clifton Avenue (50' R.O.W) located at the southeast corner of the Mark Hughes Property also being Lot 13 of Block "F" on the Map of Realty Savings Bank & Trust Company's Subdivision, of Lot No. 19 of Clifton Plan, called Plan No. 3, West Nashville (not of record); thence North 83 degrees 14 minutes 58 seconds West, 59.81 feet to an iron pin (set) in said Clifton Avenue, this being the true point of beginning; Thence with Clifton Avenue, North 83 degrees 39 minutes 57 seconds West, 29.90 feet to an iron pin (set);

Thence leaving Clifton Avenue, North 01 degree 16 minutes 00 seconds West, 134.82 feet to an iron pin, (set) in the Southerly right of way of an unimproved alley (#1205);Thence with alley, North 87 degrees 25 minutes 31 seconds East, 29.65 feet to an iron pin (set);Thence, leaving said alley, South 01 degree 16 minutes 00 seconds East, 139.46 feet to the point of beginning, containing 4065.08 sq. feet or 0.093 acres.

According to a survey by Jeffrey A. Leopard, TN RLS 2515, dated September 7, 2016

Being the same property conveyed to Nashville Rentals, LLC, a Michigan Limited Liability Company by Warranty Deed from Infinium Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20180723-0071652 Register's Office for Davidson County, Tennessee, dated July 23, 2018 and recorded on July 23, 2018.

Being the same property conveyed to Dana M. Olsen, unmarried by Quitclaim Deed from Nashville Rentals, LLC, a Michigan Limited Liability Company of record in Instrument No. 20220505-0052194 Register's Office for Davidson County, Tennessee, dated May 04, 2022 and recorded on May 05, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4012 Clifton Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we 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/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of April, 2025

Dana M. Olsen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dana M. Olsen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained

Witness my hand and seal this 15th day of April, 2025.

Notary Public

My Commission Expires:

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026