WARRANTY DEED

Karen Johnson Davidson County
Batch# 1285589 DEEDWARR
06/18/2025 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,028.60
20250618-0047938

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $278,000.00.

Affiant

Subscribed and sworn to me on 06/17/25.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE COBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Allison Hutton 1006 Todd Preis Drive Nashville, TN 37221-2478	Simmons Bank PO Box 9067 Pine Bluff, AR 71611-9067	142-05-0C-051.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, David James Olin, an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Allison Hutton, an unmarried person, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. R-402, together with the Carport designated No. R-402-C, on the Horizontal Property Regime for River Plantation, Section Four, as recorded in the Master Deed of record in Book 4892, page 440, amended in Book 4956, page 756, Instrument No. 20050128-0010626, Instrument No. 20210707-0091247 and Instrument No. 20250514-0037999, and as shown in Plat Book 4860, pages 17, 18 & 19 as amended in Plat Book 4860, pages 107, 108 & 109, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.
>
> Being the same property conveyed to DAVID JAMES OLIN, AN UNMARRIED MAN, by deed from KELLYE M. JEFFERS, AN UNMARRIED WOMAN, of record in Instrument No. 20190422-0036085, dated April 19, 2019, said Register's Office.
>
> This is improved property known as 1006 Todd Preis Drive, Nashville, TN 37221-2478.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my hand this 06/17/25.

David James Olin

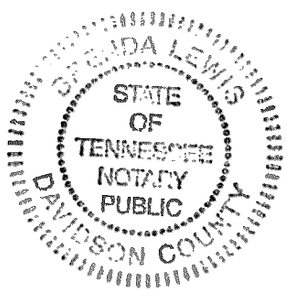
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 06/17/25, before me personally appeared David James Olin, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 06/17/25.

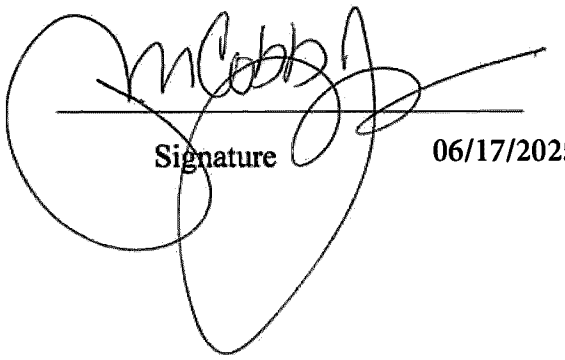
NOTARY PUBLIC

My Commission Expires: 9-8-2025



Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **June 17, 2025.**



Signature 06/17/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 17th day of June, 2025.



Notary's Signature

My Commission Expires: 9-8-2025

