WARRANTY DEED

Karen Johnson Davidson County
Batch# 1294398 DEEDWARR
07/07/2025 02:11:30 PM 4 pgs
Fees: $23.00 Taxes: $869.50
20250707-0053296

File No. CR-25-10219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2025

Notary Public

MY COMMISSION EXPIRES: 1/30/27

(AFFIX SEAL)

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Sweigert and Danielle Sara Hurme	**New Owner**	
(NAME)	(NAME)	
0 Olga Ave	**5914 A Morrow Rd**	073-01-0-279.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Nashville, TN 37209**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Julia Trehy, a married person**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Sweigert and Danielle Sara Hurme, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at an iron bar in the western right-of-way of Olga Avenue; thence S 52°34'50" W a distance of 108.83'; thence N 73°12'21" W a distance of 125.00'; thence N 16°18'12" E a distance of 98.42'; thence S 73°12'21" E a distance of 189.49'; thence S 16°47'39" W a distance of 10.14' to the point of beginning, having an area of 15,799 square feet or 0.36 acres, more or less, according to a survey conducted by Elkins Surveying dated August 2019.

Being the same property conveyed to Benjamin G Underwood Sr. and wife, Juanita S Underwood by Warranty Deed from Olive Sweeney of record in Book 5518, page 247, Register's Office for Davidson County, Tennessee, dated 8/1/1979 and recorded on 10/23/1979.

Being the same property conveyed to Akie C. and Iyatunde E Williams by Final Decree Confirming Sale from Clerk and Master, Claudia C Bonnyman of record in Instrument No. 20030306-0029951 Register's Office for Davidson County, Tennessee, dated 2/14/2003 and recorded on 3/6/2003.

Being the same property conveyed to The Metropolitan Government by Final Decree Confirming Sale from Chancery Court Clerk, Christi Scott of record in Instrument No. 20140214-0012997 Register's Office for Davidson County, Tennessee, dated 10/8/2012 and recorded on 2/14/2014.

Being the same property conveyed to Julia Trehy by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County Tennessee of record in Instrument No. 20190610-0055184 Register's Office for Davidson County, Tennessee, dated 6/5/2019 and recorded on 6/10/2019.

This is property more commonly known as 0 Olga Ave, Nashville, TN 37216.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

Also see attached Exhibit "A"

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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/our hand this 7th day of July, 2025.

Julia Trehy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of July, 2025, before me personally appeared Julia Trehy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

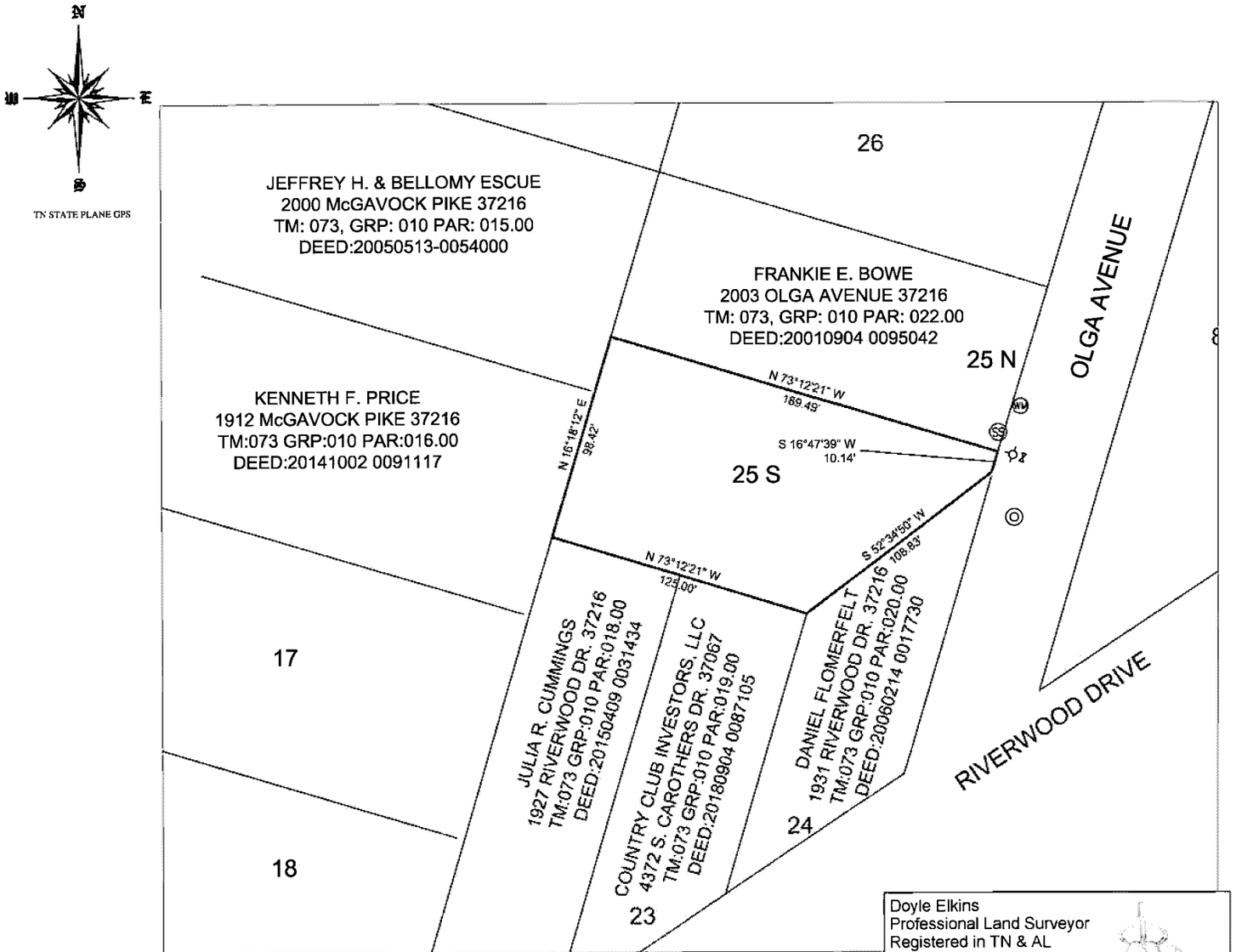
Witness my hand, at office, this 7th day of July, 2025.

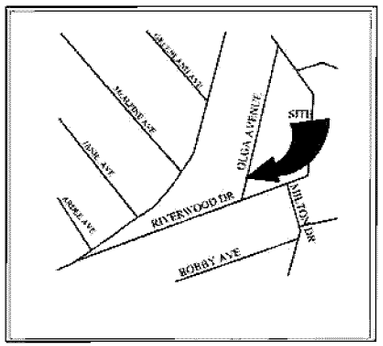
Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206



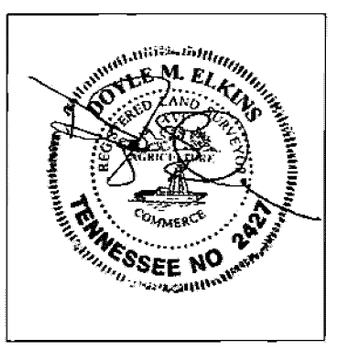


VICINITY MAP NOT TO SCALE

FLOOD INSURANCE NOTE:
By graphics plotting only, this property is in **ZONE X** of the Flood Insurance Rate Map, Community Panel No. 47037C0254H effective date of 04/05/17. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

GENERAL NOTES:

1. THIS PARCEL IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY AND EASEMENTS AS SHOWN OR ANY OTHER RIGHTS-OF-WAY AND EASEMENTS OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A TITLE SEARCH MAY REVEAL.
2. THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEEDS AND THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN HEREON. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A TITLE REPORT. THIS PARCEL IS SUBJECT TO ALL RESTRICTIONS, COVENANTS, AND EASEMENTS APPLICABLE.

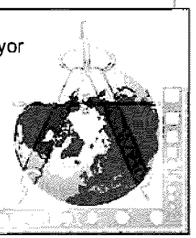


I HEREBY CERTIFY THIS IS A CATEGORY ? SURVEY AND THE RATIO OF PRECISION FOR THE UNADJUSTED SURVEY IS GREATER THAN 1:15,000 AS SHOWN HEREON.

Doyle Elkins
Professional Land Surveyor
Registered in TN & AL

610 West College St., Suite 135
Murfreesboro, TN 37130

Phone (615) 907-8625
Fax (615) 907-5956
Cell (931) 636-2414
Email: elkinsdoyle@gmail.com



PROPERTY SURVEY

COUNTRY CLUB ESTATES

0 OLGA AVENUE
DAVIDSON CO. TN.

PREPARED FOR:

DATE	SCALE	SHEET	DRAWN BY	PROJECT
AUGUST, 2019	1" = 50'	1 OF 1	TSH	19184

Exhibit "A"

20250707005329 6

Certificate of Authenticity

I, Christen Rabe, 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 **July 7, 2025**.

Date

Christen Rabe

Affiant Signature

7/7/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **7th** day of **July**, 20**25**.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027