WARRANTY DEED

Karen Johnson Davidson County
Batch# 1297907 DEEDWARR
07/15/2025 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20250715-0055815

File No. AP-25-10255

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2025

Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MELISSA R SLAUGHTER COUNTY OF DAVIDSON

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
William Johnson and Hollis Johnson	William Johnson and Hollis Johnson	
(NAME) 5317 Barton Vale Court	(NAME) **Same as New Owner**	161-14-0C-015.00-CO
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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, **Jacob K. Olson and Alisa J. Olson, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Johnson and Hollis Johnson,** _____, 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:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Final Plat of Barton Vale of record in Plat Book 7900, Page 639, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jacob K Olson and Alisa J Olson, husband and wife by Warranty Deed from Jason M. Tucker and Amanda L. Elend, husband and wife of record in Instrument No. 20200629-0070310 Register's Office for Davidson County, Tennessee, dated June 24, 2020 and recorded on June 29, 2020.

This is property more commonly known as 5317 Barton Vale Court, Nashville, TN 37211.

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 14th day of July, 2025.

Jacob K. Olson

Alisa J. Olson

STATE OF INDIANA
COUNTY OF BOONE

On this 14th day of July, 2025, before me personally appeared Jacob K Olson and Alisa J Olson, 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 14th day of July, 2025.

Notary Signature
My commission expires: 6/18/32

JANE ROMAN-BROWN
Notary Public
Marion County - State of Indiana
Commission Number NP0757077
My Commission Expires Jun 18, 2032

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 7-15-25 .

Affiant Signature 7-15-25 Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 15 day of July, 2025.

Notary Signature

My Commission Expires: 5-9-26

