WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$275,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF August, 2025.

Notary Public
MY COMMISSION EXPIRES: 11-3-25

Karen Johnson Davidson County
Batch# 1311792 DEEDWARR
08/19/2025 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20250819-0066360

File #25-TL-3013-COMP

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Katrina Keldil Ingais Uherhewar (NAME)	**New Owner** (NAME)	
3013 Gwynnwood Dr. (ADDRESS)	(ADDRESS)	**059-08-0A-115.00-CO**
Nashville TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

MATTHEW OLIVER AND SYDNEY OLIVER, A MARRIED COUPLE,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

KATRINA KELDIL INGAIS UHERHEWAR, AN UNMARRIED PERSON,

hereinafter called the **Grantee(s)**, his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 115, as shown on the map entitled Second Revision for Final Plat of Park Preserve, a Cluster Lot PUD (Phase 1A), of record as Instrument No. 20110520-0038893, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Matthew Oliver, and Sydney Oliver, a married couple, by Warranty Deed from Sevelin Shimirimana, and Anita Niyokwizera, a married couple, of record in Instrument No. 20230329-0022738, in the Register's Office of Davidson County, Tennessee, dated March 24, 2023 and recorded on March 29, 2023.

This conveyance is subject to:

* Property Taxes for the year 2025 and all subsequent years.
* Subject to all matters shown on the Plan of record as Instrument Number 20110520-0038893, Register's Office of Davidson County, Tennessee.
* Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20100122-0005684 and amended in Instrument No. 20100316-0019840, Instrument No. 201001027-0086058 and Instrument No. 20051223-0129073 and Instrument No. 20200310-0026897 and Instrument No. 20210505-0060122 and Instrument No. 20221117-0122453, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
* Restrictions of record in Book 4326, Page 653 and Book 4509, Page 480, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin

unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
* Landscape Agreement of record in Instrument Number 20031027-0157840, in the Register's Office for Davidson County, Tennessee.
* Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20090422-0036276, and Instrument No. 20090422-0036291, in the Register's Office for Davidson County, Tennessee.
* Storm Water Detention Agreement of record in Instrument Number 20030926-0142818, in the Register's Office for Davidson County, Tennessee.
* Ingress/Egress to Ray Cemetery of record in Book 112, Page 73, Book 1538, Page 638, in the Register's Office for Davidson County, Tennessee.
* Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6764, Page 81, Book 6695, Page 60, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___X___ **improved** property known as: **3013 Gwynnwood Drive, Nashville, TN 37207**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

The execution of this instrument is affected by the signature of ***LOY CARNEY*** *as Attorney-in-Fact for* ***MATTHEW OLIVER,*** *which Power of Attorney is recorded in Book _____, Page _____ / Instrument Number* 202508190066358 *, Register's Office for DAVIDSON County, Tennessee.*

The execution of this instrument is affected by the signature of ***LOY CARNEY*** *as Attorney-in-Fact for* ***SYDNEY OLIVER*** *, which Power of Attorney is recorded in Book _____, Page _____ / Instrument Number* 202508190066359 *, Register's Office for DAVIDSON County, Tennessee.*

Witness my/our hand(s) this the **18th** day of **August, 2025**.

Matthew Oliver by Loy Carney, Attorney In Fact
Matthew Oliver by Loy Carney, Attorney-In-Fact

Sydney Oliver by Loy Carney, Attorney In Fact
Sydney Oliver by Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **MATTHEW OLIVER** and **SYDNEY OLIVER** , and who acknowledged he/she/they executed the same as the free act and deed of the said **MATTHEW OLIVER** and **SYDNEY OLIVER** .

Witness my hand and official seal this **18th** day of **August, 2025**.

Notary Signature
My Commission Expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Certificate of Authenticity

I, Holly A. Mason, 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 August 18, 2025.

Affiant Signature

8/18/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18 day of August, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026