THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250851993**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $990,000.00. Affiant Subscribed and sworn to before me, this 15th day of September, 2025. Notary Public My Commission Expires: 10/4/27

Karen Johnson Davidson County
Batch# 1324695 DEEDWARR
09/22/2025 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $3,663.00
20250922-0075519

LILLIAN TURMAN NOTARY PUBLIC TENNESSEE My Comm Exp 10/4/2027 COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Allison Borger and Alex Otstott 1011 Preston Drive Nashville TN 37206	~~New Owner~~ KS 4044 N Lincoln Ave #324 Chicago, IL 60618	Tax Parcel ID No. 083 08 0O 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Emily Verbon Olson and Karl R. Olson, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Allison Borger and Alex Otstott, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1011 of HOMES AT 1109 AND 1011 PRESTON, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 1109 AND 1011 PRESTON, a Horizontal Property Regime, of record in Instrument Number 20200124-0008971, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Emily Verbon Olson and Karl R. Olson, wife and husband, by Warranty Deed from Elizabeth Nash, Married, of record in Instrument No. 20210908-0119870, in the Register's Office of Davidson County, Tennessee, dated August 26, 2021, and recorded on September 08, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROSEWOOD HEIGHTS, SECTION II, as recorded in Plat Book 2133, Page 57.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200124-0008971.

Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 2153, Page 534.

Easement for Waterworks, recorded in Book 2154, Page 585.

This is improved property located at 1011 Preston Drive Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th ~~17th~~ day of September, 2025.

Emily Verbon Olson

Karl R. Olson

STATE OF ~~TENNESSEE~~ Oregon)
COUNTY OF ~~DAVIDSON~~ Multnomah)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emily Verbon Olson and Karl R. Olson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th ~~17th~~ day of September, 2025.

Notary Public
My Commission Expires: 5/21/28

OFFICIAL STAMP
LAURA LEIGH BOLLER
NOTARY PUBLIC - OREGON
COMMISSION NO. 1048586
MY COMMISSION EXPIRES MAY 21, 2028

True Copy Certification

I, Yvette Meldrum, 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 September 15, 2025.

Signature
September 15, 2025
State of Tennessee
County of ~~Williamson~~, Davidson
Sworn to and subscribed before me this September 15, 2025

Notary's Signature

My Commission Expires: 10/4/27

