WARRANTY DEED

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2027

G-C-25-806-500

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF SEPTEMBER, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Bruce Hyden **Adrianne Hyden**	New Owner	
(NAME) **806 Olympic St. #500**	(NAME)	**105-02-3F-500 00-CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(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, **CAROLINE LABREC, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRUCE HYDEN, A SINGLE MAN AND ADRIANNE HYDEN, A SINGLE WOMAN AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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

A certain condominium located in Davidson County, Tennessee, being Unit No 500 of Alina, a Condominium established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq of the Tennessee Code Annotated, under the Declaration of Condominium, of record in Instrument Number 20200415-0039348 and amended in Instrument Number 20200609-0058742, Instrument No 20200721-0079746, Instrument No 20200727-0082071, Instrument No 20200827-0097052, Instrument No 20201030-0127250 and Instrument No 20210309-0030977, and Instrument No. 20250606-0044751, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit to said Declaration of Condominium

Being the same property conveyed to Caroline LaBrec by Warranty Deed from 806 Olympic LLC, a Michigan Limited Liability Company of record in Instrument No 20210524-0070187 Register's Office for Davidson County, Tennessee, dated May 21, 2021 and recorded on May 24, 2021

This conveyance is subject to
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 100, Register's Office for Davidson County, Tennessee
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 94, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200415-0039348 and amended in Instrument Number 20200609-0058742, Instrument No 20200721-0079746, Instrument No 20200727-0082071, Instrument No 20200827-0097052, Instrument No 20201030-0127250 and Instrument No 20210309-0030977 and Instrument No 20250606-0044751, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 4220, Page 723 and Book 4579, Page 874, in the Register's Office for Davidson County, Tennessee
- Amendment to By-laws of record in Instrument Number 20200827-0097047, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Public Right-of-Way Favor of Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20190207-0011860, in the Register's Office for Davidson County, Tennessee
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20200827-0097543, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

Karen Johnson Davidson County
Batch # 1325743 **DEEDWARR**
09/23/2025 10 07 42 AM 2 pgs
Fees $13 00 Taxes $1,369 00

20250923-0075811

This is **improved** property known as. **806 Olympic St. #500, Nashville, Tennessee 37203**.

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

Witness my/our hand(s) this the 19th DAY OF SEPTEMBER, 2025

Caroline LaBrec

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLINE LABREC, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 19th of September, 2025

Notary Public
My Commission Expires 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212