Karen Johnson Davidson County
Batch# 1327333 DEEDWARR
09/26/2025 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20250926-0076981

WARRANTY DEED

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 3.3.26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0367

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James Tharp	New Owner	Map: 105-02-3F-201.00CO
(NAME) 806 Olympic St. #201	(NAME)	
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS ($345,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ASHLEY TEMPLE, A SINGLE PERSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES THARP,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A 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. 201 of Alina, a Condominium Development 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 Master Deed establishing Alina, of record in Instrument Number 20200415-0039348 and First Amendment Instrument Number 20200609-0058742, and Instrument No. 20200721-0079746, Instrument No.20200727-0082071 and Instrument No. 20200827-0097052 and Instrument No. 20201030-0127250 and 20210309-0030977, 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 Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Together with the special rights to use the limited common elements as set out in the Declaration of Condominium for Alina, a Condominium and certain Parking Space 29.

Being the same property conveyed to Ashley Temple, a single person, by deed from 806 Olympic LLC, a Michigan Limited Liability Company, of record in Instrument No. 20210315-0034179, dated March 11, 2021, Register's Office for said County.

This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 21, Page 94 and Plat Book 57, Page 100, said Register's Office; (3) Restriction for Storm Water Facilities and Systems of record in Instrument No. 20200827-0097543, in the Register's Office for Davidson County, Tennessee; (4) Easements retained by Metropolitan Government of Nashville and Davidson County in Ordinance 098-1235; (5) Restriction contained in deed of record in Book 4579, Page 874, in the Register's Office for

Davidson County, Tennessee; (6) Restriction for Edgehill Urban Renewal Project of record in Book 4220, Page 723 and Book 6236, Page 263, in the Register's Office for Davidson County, Tennessee; (7) Dedication of Public Right of Way of record in Instrument No. 20190207-0011860, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Instrument No. 20200415-0039348, amended in Instrument No. 20200609-0058742, amended in Instrument No. 20200721-0079746, amended in Instrument No. 20200727-0082071, amended in Instrument No. 20200827-0097052, amended in Instrument No. 20200827-0097047, amended in Instrument No. 20201030-0127250, amended in Instrument No. 20210309-0030977 and Instrument No. 20250606-0044751, and By-Laws of record in Exhibit "C" of Instrument No. 20200415-0039348, amended in Instrument No. 20200827-0097047, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 806 Olympic St. #201, Nashville, TN 37203
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 22nd day of September, 2025.

Ashley Temple

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 22nd day of September, 2025.

My Commission Expires: 3-2-26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **9/26/2025** (date of document).

Affiant Signature

9/26/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **26** day of **September**, **2025**

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

