(2)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1347786 DEEDWARR
11/18/2025 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20251118-0092022

Y-PC-25-1404

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 5/30/29
(AFFIX SEAL)

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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)
Beverly J. Hamilton	**Same as new owner**	
(NAME)	(NAME)	**172-12-0B-034.00-CO**
1404 Woodfield Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **KIRSTEN OLSEN-DOOLAN, SUCCESSOR TRUSTEE OF THE ROBERT JOSEPH OLSEN REVOCABLE LIVING TRUST U/A/D FEBRUARY 23, 2009,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BEVERLY J. HAMILTON, AN UNMARRIED WOMAN,** 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:

Certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 381 on the Plan of Section Three, Bradford Hills, of record in Plat Book 7900, Page 6, and Plat Book 7900, Page 239, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert J. Olsen and wife, Martha B. Olsen by Warranty Deed from Ryan M. Werner and wife, Allyson M. Werner of record in Instrument No. 20030325-0039437 Register's Office for Davidson County, Tennessee, dated March 24, 2003 and recorded on March 25, 2003.

Being the same property conveyed to Robert Joseph Olsen by Quitclaim Deed from Martha Claire Olsen of record in Instrument No. 20050328-0032751 Register's Office for Davidson County, Tennessee, dated March 04, 2005 and recorded on March 28, 2005.

Being the same property conveyed to Robert Joseph Olsen, Trustee of the Declaration of Trust dated February 23, 2009 by Quitclaim Deed from Robert Joseph Olsen of record in Instrument No. 20090225-0016519 Register's Office for Davidson County, Tennessee, dated February 23, 2009 and recorded on February 25, 2009.

Said Robert Joseph Olsen a/k/a Robert J. Olsen, having since died on August 7, 2025. Pursuant to the Declaration of Trust, Kirsten L. Olsen, now known as Kirsten Olsen-Doolan, is named as the successor trustee with full power to sell and convey the subject property.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 6, as amended by Plat Book 7900, Page 239, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 8267, Page 616, Book 8069, Page 170, Book 8885, Page 519 and Book 9055, Page 826, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 8071, Page 531 and Amendment in Instrument No. 20241112-0088004 and Instrument No. 20230831-0068146, in the Register's Office for Davidson County, Tennessee.
- Charter of Bradford Hills Homeowners Association, Inc of record in Book 8071, Page 520, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metro Government for Water Main of record in Book 8377, Page 769, in the Register's Office for Davidson County, Tennessee.
- Conveyance of open space/common area to HOA of record in Book 8154, Page 304 and Book 9779, Page 672, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metro Government for Sanitary Sewer of record in Book 8377, Page 808, in the

Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/ or Storm Drainage in favor of Metropolitan Government and Nashville of record in Book 10316, Page 577 , in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metro Government for Sanitary Sewer of record in Book 8377, Page 764, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metro Government for Sanitary Sewer of record in Book 8377, Page 972, 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 **improved** property known as: **1404 Woodfield Drive, Nashville, Tennessee 37211**.

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 14 DAY OF NOVEMBER, 2025.

Robert Joseph Olsen Revocable Living Trust U/A/D February 23, 2009

BY: _____
Kirsten L. Olsen N/K/A Kirsten Olsen-Doolan
Successor Trustee

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIRSTEN L. OLSEN N/K/A KIRSTEN OLSEN-DOOLAN, SUCCESSOR TRUSTEE of the ROBERT JOSEPH OLSEN REVOCABLE LIVING TRUST U/A/D FEBRUARY 23, 2009, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 14 of November, 2025.

_____
Notary Public
My Commission Expires: 04/26/2027
(SEAL)

Notarized online using audio-video communication

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

Certificate of Authenticity

I, Ryan Bafford, 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

November 14, 2025
Date

Affiant Signature

11/14/2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 14th day of November, 2025

Notary's Signature

My commission expires 7/25/29
Date

Notary's Seal (if on paper)

Lynn McAlister
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY