Karen Johnson Davidson County
Batch# 1403390 DEEDWARR
04/08/2026 01:11:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20260408-0028415

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF April, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R & P INVESTING, LLC, a Limited Liability Company	New owner	
(NAME)	(NAME)	095-11-0-07300
P.O. Box 2072		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37070		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Jeffrey Olson, a single man**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **R & P INVESTING, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 75 on the Plan of Cloverdale Subdivision, Section I, of record in Book 2133, page 58, Register's Office for said County.

Being Lot No. 75 fronts 89.1 feet on the northeasterly side of Larimore Drive and extends back 214.5 feet on the southeasterly side and 218.5 feet on the northwesterly side to a dead line in the rear measuring 68 feet thereon.

Being the same property conveyed to Jeffrey L. Olson by warranty deed dated 07/23/2003 and recorded on 08/07/2003 as Instrument Number 20030807-0112488 in the Official Records of the Davidson County Register of Deeds.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

2208 Larimore Dr., Nashville, TN 37214

unimproved _
This is improved x property, known as

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 my hand this 6th day of April, 2026.

Jeffrey Olson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of April, 2026, before me personally appeared Jeffrey Olson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of April, 2026.

Notary Signature
My commission expires: 11-5-2029



Certificate of Authenticity

I, Holly Amason, 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 4/6/26.

Affiant Signature

4/7/26
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 7 day of April, 2026.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

(Notary Seal)