Karen Johnson Davidson County
Batch# 1459214 DEEDWARR
08/13/2026 09:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,513.30
20260813-0075173

This instrument was prepared from information furnished by the public records or Grantee. Momentum Title, LLC has not conducted a title search, examined title, or reviewed any survey in connection with the preparation hereof. By execution and acceptance of this deed, Momentum Title, LLC assumes no responsibility for matters that a title examination or survey would have disclosed.

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-9902-AJ

TAYLER GRENIER
TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

STATE OF TENNESSEE
COUNTY OF Coffee

The actual consideration or value, whichever is greater, for this transfer is $409,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of August, 2026.

Notary Public
My Commission Expires: 7/6/30

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Eric Allen and Jennifer Allen 821 Oak Leaf Drive Old Hickory, TN 37138	new owner	076-01-0-030.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Paul Elliott Olson, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **Eric Allen and Jennifer Allen, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Oak Creek Subdivision, of record in Book 5200, Page 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 92.96 feet on the southerly margin of Oak Leaf Drive and extends back 138.63 feet on the westerly line and 124.98 feet on the easterly line, to a dead line in the rear measuring 91.20 feet thereon.

Being the same property conveyed to Paul Elliott Olson, married man, by deed dated 09/19/2025, from William L. Woods, unmarried, Carolyn Evyonne Haynes, married, and Shirley Mai Thompson, unmarried, of record in Instrument No. 20250929-0077344, Register's Office for said County. Subject property was never primary residence for grantor and/or spouse.

This is improved property located at: **821 Oak Leaf Drive, Old Hickory, TN 37138**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 10th day of August, 2026.

GRANTOR:

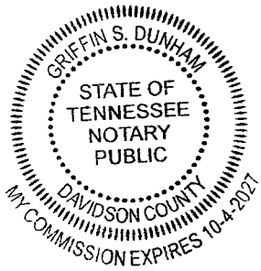
Paul Elliott Olson

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Paul Elliott Olson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of August, 2026.

Notary Public
My Commission expires: _____



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 8/10/26 (date of document).

Affiant Signature

8/10/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202608130075173