

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $999,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 12/27/27

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1468061 DEEDWARR
09/03/2026 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $3,699.63
20260903-0082104

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard Olsen Jr.	Novus Home Mortgage, a division of Ixonia Bank	141-00-0-059.00
(NAME)	(NAME)	
7939 Hooten Hows Road	20225 Water Tower Blvd, Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brookfield, WI 53045	
(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 considerations, the receipt of which is hereby acknowledged, I/we Domingo Anthony Carletello and Stacy Miller Carletello, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Richard Olsen Jr. and Helen Olsen, husband and wife, hereinafter called the GRANTEE(S), his/her/their assigns, 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. 3, on the plan of Hibbett Acres, as shown on the Plat of record in Plat Book 4300, Page 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gloria J. Miller and Jimmy D. Miller, wife and husband, and Stacy M. Carletello, married by Warranty Deed from J. Seth Jennings and William H. Smallman, dated 04/27/2012, of record in Instrument No. 20120510-0040650, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Domingo Anthony Carletello and Stacy Miller Carletello, husband and wife by Quitclaim Deed from Gloria J. Miller and Jimmy D. Miller, wife and husband, and Stacy M. Carletello, married, dated 12/23/2024, of record in Instrument No. 20241230-0101179, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 7939 Hooten Hows Road, Nashville, TN 37221
(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 27th day of August, 2026.

Domingo Anthony Carletello

Stacy Miller Carletello by Domingo Anthony Carletello as her Attorney-in-Fact

Domingo Anthony Carletello as Attorney-in-Fact.

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 Domingo Anthony Carletello, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of August, 2026.

Notary Public:
My Commission Expires: 12/27/27

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

State of Tennessee
County of Davidson

On this 27th day of August, 2026, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Domingo Anthony Carletello, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Stacy Miller Carletello, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 202609030082103, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 27th day of August, 2026.

Notary Public:
My Commission Expires: 12/27/27

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

RETURN TO:
Stewart Title Company
30 Burton Hills, Suite 200
Nashville, TN 37215

CERTIFICATE OF AUTHENTICITY

I, Theresa L. Smith, do hereby make oath that I am a licensed attorney and/or 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 8/27, 2026.

Affiant
Date: 9-1, 2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1st day of September, 2026.

Notary Public

My Commission Expires: 11/8/2028

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY