Name and Address of New Owner:
Eriameri, LLC
1211 16TH Ave S
Nashville, TN 37212

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 363126 DEEDWARR
02/26/2020 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $484.70
20200226-0021213

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 069-03-0-050

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Geniva Douglas, Administrator of Estate of Roy J Omtvedt II**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eriameri, LLC, a Tennessee Limited Liability Company** , "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 14 of Block FF on the Plan of Revised Map of Fairview Subdivision of record in Plat Book 1130, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 14 fronts 100 feet on the east side of Milford Road and runs back between parallel lines 250 feet to a dead line in the rear.

Being the same property conveyed to Donald B. Hollis and wife, Edna Louise Hollis by Warranty deed from Dovie Mae Lesley and Bessie Winchester Smith of record in Book 5498, page 595, Register's Office for Davidson County, Tennessee, dated September 13, 1979 and recorded on September 14, 1979. (Value or consideration shown in aforementioned deed $10,000.00)

The Said Donald B. Hollis and Edna Louise Hollis being divorced and said Divorce Decree is of record in Book 10023, Page 750, Register's Office of Davidson County, Tennessee.
Being the same property conveyed to Roy J. Omtvedt, II and wife, Jacqueline Hollis Omtvedt, by Quitclaim deed from Donald Burk Hollis of record in Instrument No. 20030519-0067732, Register's Office for Davidson County, Tennessee, dated May 19, 2003 and recorded on May 19, 2003. (Value of consideration shown in aforementioned deed $None.)

Jacqueline Hollis Omtvedt died October 2, 2006 leaving Roy J. Omtvedt, II as surviving tenant by the entireties. Roy J. Omtvedt, II died intestate April 24, 2019.

In the Seventh Circuit Court for the Twentieth Judicial District, Metrpolitan Nashville/Davidson County, Tennessee (Probate Division), Docket No. 19P-1055), the Court ordered the property to be included in the probate estate, subject to administration. The Court authorized the sale of the property and authorized Geniva Douglas, Administrator, to effectuate the sale of the real property and convey marketable title to the buyer.

Being improved property also known as 3904 Milford Rd, Nashville, Tennessee 37218.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of February, 2020.

Estate of Roy J Omtvedt II

By: Geniva Douglas (SEAL)
Geniva Douglas, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Geniva Douglas, Administrator of Estate of Roy J Omtvedt II, 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 this 24th day of February, 2020.

STEVEN PAUL DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 3/8/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $131,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

David E Tuttle Jr.
(Affiant)

Sworn to and subscribed before me this
24th day of February, 2020.

STEVEN PAUL DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: 3/8/21

File No. 2020-566

Certificate of Authenticity

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202002260021213