Karen Johnson Davidson County
Batch# 367504 DEEDWARR
03/05/2020 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.13
20200305-0024705

Prepared By & Return To:
Tennessee Title Services, LLC
112 Center Court
Suite- A
Clarksville, TN 37040
C20-0154

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,900.00

Tabitha Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 4th day of March, 2020

Notary Public

Commission Expires: 3/8/21

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jared L. Smith and Tabitha Smith 4869 Rainer Drive Old Hickory, TN 37138	SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, TX 78216	065-05-0-006.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Olympus Development Group, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jared L. Smith and Tabitha Smith, husband and wife, as tenancy by the entirety

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 384 on the Plan of Sherwood Forest, Section Four of record in Plat Book 4460, Pages 182 and 183, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffrey S. Taylor and wife, Julie M. Taylor by Warranty Deed from James P. Edwards of record in Book 11417, Page 733, Register's Office for Davidson County, Tennessee, dated March 31, 1999 and recorded on April 06, 1999.

Being the same property conveyed to Julie Taylor, a single woman by Quitclaim Deed from Jeffrey Scott Taylor of record in Instrument No. 20180430-0040170, Register's Office for Davidson County, Tennessee, dated March 23, 2018 and recorded on April 30, 2018.

Being the same property conveyed to Music City Holdings, LLC a Texas limited liability company by Warranty Deed from Julie Taylor of record in Instrument No. 20190829-0087130, Register's Office for Davidson County, Tennessee, dated August 28, 2019 and recorded on August 29, 2019.

Being the same property conveyed to Olympus Development Group, LLC by Warranty Deed from Music City Holdings, LLC of record in Instrument No. 20190829-0087131, Register's Office for Davidson County, Tennessee, dated August 27, 2019 and recorded on August 29, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4869 Rainer Drive, Old Hickory, TN 37138

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of March, 2020.

Olympus Development Group, LLC, a Tennessee Limited Liability Company

By: _____
Matthew Phillips, Manager

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Matthew Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Manager of Olympus Development Group, LLC, a Tennessee limited liability company, and that he is authorized by Olympus Development Group, LLC, a Tennessee limited liability company, to execute this instrument on its behalf as such Manager.

Witness my hand and official seal at Clarksville, Tennessee this 3rd day of March, 2020.

JESSICA M. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
(Notary Seal)

_____
Notary Public
My Commission Expires: 2/12/2024

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