This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
220 N. Spring Street
Murfreesboro, Tennessee 37130

MAP/GROUP/PARCEL 16202018200

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER:
Oley, Inc.
6 Public Square N
Murfreesboro, Tn 37130

SEND TAX BILLS TO:

New Owner

Karen Johnson Davidson County
Batch# 448559 **DEEDWARR**
08/03/2020 11:21:21 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20200803-0085236

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **WENDY A. KEY AND DONNA SULLIVAN, HEIRS AT LAW OF RALPH E. KEY,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **OLEY, INC., A TENNESSEE CORPORATION,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being Lot No. 205, on the Plan of Colewood Acres, Section 3, as of record in Book 4175, page 45, Register's Office of Davidson County, Tennessee.

Said Lot No. 205 fronts 73.50 feet on the northwesterly side of Colemont Drive and runs back 229.9 feet on the southerly line and 280.2 feet on the northerly line to a line in the rear which measures 105.36 feet thereon.

BEING the same property conveyed to Ralph E. Key and wife, Judy G. Key, by Warranty Deed from John E. Branton and Helen F. Branton, dated January 23, 1978, appearing of record in Book 5246, page 155, of the Register's Office of Davidson County, Tennessee. The said Judy G. Key having since died on October 14, 2012 leaving said property to her husband, Ralph E. Key as surviving tenant. The said Ralph E. Key having since died on January 22, 2020 and as per his Last Will and Testament devised said property to his only heirs at law: Wendy A. Key and Donna Sullivan.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 5049 Colemont Dr., Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2020 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

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The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 9 day of July, 2020.

Wendy A. Key

Donna Sullivan

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Wendy A. Key and Donna Sullivan, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 9 day of July, 2020.

NOTARY PUBLIC

My Commission Expires: 5-15-21

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $165,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 9 day of July, 2020.

NOTARY PUBLIC

My Commission Expires: 5-15-21

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