WARRANTY DEED

Karen Johnson Davidson County
Batch# 477187 DEEDWARR
09/16/2020 04:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.13
20200916-0106155

State of Tennessee
County of ~~Davidson~~ Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $454,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of September, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MISTY M. NEWCOMB
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew B. Ollis Maria Spear Ollis	Cal Con Mutual Mortgage dba One Trust Home Loans	06110000600
(NAME) 4000B Hutson Avenue	(NAME) 3131 Camino Del Rio North Suite 1680	
(ADDRESS) Nashville, TN 37216	(ADDRESS) San Diego CA 92108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Rex Frazier and Connie Geel,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Matthew B. Ollis and Maria Spear Ollis, husband and wife,** 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:

Being the northerly 50 feet of the northerly half of Lot 223 on the map of Maplewood Heights, Second Subdivision, as of record in Book 547, Pages 103 and 104, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 223 fronts 50 feet on the westerly side of Hutson Avenue and runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Rex Frazier, by deed of record in Instrument No. 20040804-0093689, Register's Office for Davidson County, Tennessee.

Connie Geel joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 4000B Hutson Avenue, Nashville, TN 37216
(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 GRANTEES, their heirs and assigns forever; and we do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 11th day of September, 2020.

Rex Frazier

Connie Geel

State of Tennessee
County of Davidson

Personally appeared before me Rex Frazier and ~~Rex Frazier~~ Connie Geel with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of September, 2020.

Notary Public
My Commission Expires: _____

File No.: 15007

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

True Copy Certification

I, Steve Berneman 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 Tennessee

County of Davidson

Personally appeared before me, Sondra Mounggey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021