Karen Johnson Davidson County
Batch# 509965 DEEDWARR
11/06/2020 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $736.30
20201106-0130761

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20204011

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$199,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 4th day of November, 2020.

Notary Public
My Commission Expires: 3/2/21

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

THIS INDENTURE, made this 4th day of November, 2020, among:

MELINDA KAY OLS, UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

CARLOS REYES, JR. AN UNMARRIED MAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Hickory Bend, Section 7, as of record in Book 3600, page 29 and amended in book 3877 page 691, Register's Office for said County.

Said Lot No. 13 fronts 63.50 feet on the Southeasterly side of Lauer Drive, and runs back 144.8 feet on the Northeasterly line, and 148.2 feet on the Southeasterly line, to a dead line in the rear, measuring 72.17 feet thereon.

Being the same property conveyed to Allen Lynn Ols and wife, Melinda Ols by Warranty deed from William L. Winkler and wife, Danette K. Winkler of record in Book 7976, page 661, Register's Office for Davidson County, Tennessee, dated October 31, 1989 and recorded on November 06, 1989.

Being the same property conveyed to Melinda Kay Ols by Quitclaim deed from Allen Lynn Ols of record in Instrument No. 20200915-0104807 Register's Office for Davidson County, Tennessee, dated August 17, 2020 and recorded on September 15, 2020.
Being also known as 3405 Lauer Dr Nashville, Tennessee 37214.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Melinda Kay Ols

Melinda Kay Ols

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Melinda Kay Ols, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of November, 2020.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Carlos Reyes Jr.
Address: 3405 Lauer Dr
City, State, Zip: Nashville, TN 37214

Responsible Party For Taxes:

Name: Carlos Reyes, Jr.
Address: 919 W. Main St., V-1
City, State, Zip: Hendersonville, TN 37075

Tax ID: 097-09-0-032.00

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY