WARRANTY DEED

Karen Johnson Davidson County
Batch# 526776 **DEEDWARR**
12/08/2020 01:40:13 PM 2 pgs
Fees: $13.00 Taxes: $810.30

20201208-0142740

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00.

Janel Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 6-18-2022
(AFFIX SEAL)

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Kristina Musser	LOANDEPOT.COM, LLC DBA IMORTGAGE	Parcel ID: 075 12 0A 152.00
(NAME) 696 Belgium Drive	(NAME) 4800 N. Scottsdale Road, Suite 3800	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Scottsdale, AZ 85251	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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/WE, **Nina D. Ollis, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kristina Musser, a married woman**, 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 Number 52 on the Plan of First Revision, Section Three, Phase II, Greer Meadows at Cedar Creek record in Instrument No. 20040407-0039587, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Nina D. Ollis, an unmarried woman, by Warranty Deed from Capitol Homes Inc., a Tennessee Corporation, of record in Instrument No. 20050107-0002748, in the Register's Office of Davidson County, Tennessee, dated January 05, 2005 and recorded on January 07, 2005.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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 our hands this 23 day of NOVEMBER, 2020

Nina D. Ollis

Nina D. Ollis

STATE OF Tennessee

COUNTY OF Wilson

I, BRANDON LIPPMAN, a Notary Public in and for said County and State aforesaid, do certify that Nina D. Ollis, an unmarried woman, whose name is signed to the writing above, bearing date on the 20th of November, 2020, has acknowledged the same before me in the county aforesaid as the free act and deed of NINA D. OLLIS

Given under my hand this the 20th day of November, 2020.

Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023