Karen Johnson Davidson County
Batch# 603321 DEEDWARR
03/31/2021 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,309.80
20210331-0042161

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/6/24

KELLY SLAGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024

File No. G21-12065

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Carley D. Horton<br>(NAME) | Mortgage Investors Group<br>(NAME) | 25-8-A-23CO |
| 57 French Street<br>(STREET ADDRESS) | 8320 East Walker Springs Lane<br>(STREET ADDRESS) | |
| Goodlettsville, TN 37072<br>(CITY) (STATE) (ZIP) | Knoxville, TN 37923<br>(CITY) (STATE) (ZIP) | |

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 HEREBYACKNOWLEDGED, WE, **Eduardo Lopez Olmos and Christopher Lynn Reed, a married couple**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carley D. Horton, an unmarried 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 No. 23 on the Final Plat, Parkview Preserve, Phase 1A, of record in Instrument 20190415-0034123, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Eduardo Lopez Olmos and Christopher Lynn Reed, a married couple by Deed dated September 16, 2020, recorded September 17, 2020, in Instrument Number 20200917-0106466, in the Register's Office of Davidson County, Tennessee. See also previous deeds of record in Instrument 20200617-0063030, dated June 15, 2020 and deed of record in Instrument 20180125-0007940, dated January 24, 2018, Register's Office for said County.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument 20190415-0034123, Register's Office for Davidson County, Tennessee.
2. Subject to Boundary Plats of record in Book 547, Page 46 and Instrument 20130110-0003257, Register's Office for said County.
3. Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Instrument 20180629-0062942, Register's Office for said County.
4. Charter of Homeowners Association of record in Instrument 201904180035627, Register's Office for said County.
5. Right of Way Easements of record in Book 2014, Page 308 and Book 3164, Page 487, Register's Office for said County.

6. Easements of record in Book 3255, Page 507 and Book 6113, Page 624, Register's Office for said County.
7. Ingress/Egress Easement of record in Instrument 20130118-0006195, Register's Office for said County.
8. Sanitary Sewer Easement of record in Book 5195, Page 443, Register's Office for said County.
9. Restrictions as recorded in Instrument 20190503-0041704; 20200108-0002728; and 20200706-0072345, Register's Office for Davidson County, Tennessee.
10. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 57 French St, Goodlettsville, TN 37072.

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. Whenever 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 hand(s) this ~~29th~~ 25th day of March, 2021.

Eduardo Lopez Olmos

Christopher Lynn Reed

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STATE OF Oklahoma
COUNTY OF Logan

On this ~~29th~~ 25th day of March, 2021, before me personally appeared Eduardo Lopez Olmos and Christopher Lynn Reed, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~29th~~ 25th day of March, 2021.

BARNABUS R. DOYLE NOTARY PUBLIC # 16002201 EXP. 03/02/24 STATE OF OKLAHOMA

Notary Signature Barnabus R Doyle
My commission expires: 3-2-24

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

# TENNESSEE NOTARIAL CERTIFICATE
## (COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

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

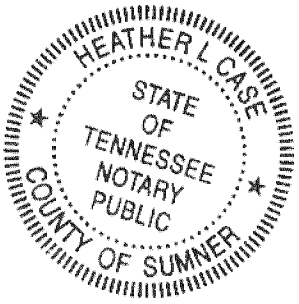
State of Tennessee

County of Sumner

Personally appeared before me Heather Case, 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.

Heather L Case
Notary's Signature

Seal (if on paper)




My commission expires: 7/2/2024