THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P21-11793-BW

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF April, 2021

Notary Public

MY COMMISSION EXPIRES: 2/11/25

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 633074 DEEDWARR
05/11/2021 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20210511-0063290

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven E. Durham	New Owner	
239 5th Avenue North #402		093-06-1B-402.00
Nashville, TN 37219		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Jacobie Olin, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven E. Durham and Maureen Durham, 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:

Land in Davidson County, Tennessee, being Unit 402 and 1 Parking Space, The Kress Condominiums, as established under Master Deed of record in Instrument Number 20050429-0048067, amended in Instrument Number 20060324-0034091, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jacobie Olin, a single man by Warranty deed from Theodore M. Simons and wife, Elisabeth Simons of record in Instrument No. 20150918-0094808 Register's Office for Davidson County, Tennessee, dated September 17, 2015 and recorded on September 18, 2015.

Kaitlyn Olin, wife of Jacobie Olin, joins in the execution of this instrument to convey her interest, marital or otherwise, if any in the above-described tract or parcel of land.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **239 5th Avenue North #402, Nashville, TN 37219.**

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 the 30 day of April, 2021.

Jacobie Olin

Kaitlyn Olin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jacobie Olin** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of April, 2021.

My Commission expires: 10-2-2023

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kaitlyn Olin** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of April, 2021.

My Commission expires: 3/22/22

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

$3.00 E-Record Fee

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

