WARRANTY DEED

Karen Johnson Davidson County
Batch# 656833 DEEDWARR
06/15/2021 10:41:26 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20210615-0080414

STATE OF TENNESSEE
COUNTY OF Shelby
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $335,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 06/4/2021. 6-14-21

NOTARY PUBLIC

MY COMMISSION EXPIRES

MATTHEW J MCDONALD STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 08-16-2024

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road 160
Brentwood, TN 37027
file # 2021-3751

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Olympus Borrower, LLC	Olympus Borrower, LLC	164 10 0A 003.00-CO
P.O. Box 4090	P.O. Box 4090	
Scottsdale, AZ 85261 (480) 588-6121	Scottsdale, AZ 85261 (480) 588-6121	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Daud Seid, unmarried and Haymanot Assefa, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Olympus Borrower, LLC, a Delaware Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), 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. 3 on the Plan of Village One, Summerfield, of record in Plat at Instrument No. 20000211-0014170, 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 Daud Seid by Cash Deed for Tennessee deed from The Secretary of Housing and Urban Development, of Washington, D.C of record in Instrument No. 20120803-0069148 Register's Office for Davidson County, Tennessee, dated August 01, 2012 and recorded on August 03, 2012. (Value of consideration shown in aforementioned deed $125,000.00.)

Being the same property conveyed to Daud Seid and wife, Foziya Jemal by Quitclaim deed from Daud Seid of record in Instrument No. 20150622-0059360 Register's Office for Davidson County, Tennessee, dated June 18, 2015 and recorded on June 22, 2015. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Daud Seid by Quitclaim deed from Foziya Jemal of record in Instrument No. 20150915-0093305 Register's Office for Davidson County, Tennessee, dated September 4, 2015 and recorded on September 15, 2015. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Daud Seid and Haymanot Assefa, as tennants in common with right of survivorship by Quitclaim deed from Daud Seid of record in Instrument No. 20160906-0093144 Register's Office for Davidson County, Tennessee, dated September 1, 2016 and recorded on September 6, 2016. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 105 Rock Glen Court Antioch, Tennessee 37013. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 105 Rockglen Court Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on June 4, 2021.

DAUD SEID
Daud Seid

Haymanot Assefa
Haymanot Assefa

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Daud Seid and Haymanot Assefa, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 4, 2021.

Notary Public

KRYSTN T. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

My Commission Expires: _____

File #: 2021-3751

RECORD & RETURN TO:

Realty Title & Escrow

6525 Quail Hollow, Suite 115

Memphis, TN 38120

File No. 11-MEM21-04487

TG: 9513384