This Instrument Prepared By: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20215199 **After Recording Return To Realty Title and Escrow Company, Inc. 6525 N. Quail Hollow Rd., Ste 115, Memphis, TN 38120** **File No: 11-MEM21-04559** **TG: 9519944**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$344,000.00** 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 14th day of June, 2021. Notary Public My Commission Expires: Karen Johnson Davidson County Batch# 656837 DEEDWARR 06/15/2021 10:43:21 AM 2 pgs Fees: $13.00 Taxes: $1,272.80 20210615-0080419

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

WARRANTY DEED

THIS INDENTURE, made this 7th day of June, 2021, among:

ROBERT N. MOHON AND JENNIFER S. MOHON, HUSBAND AND WIFE

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

AND

OLYMPUS BORROWER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

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".

Certain real property situate in the Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 60 on the Plan of Hunters Branch, Section Two-B as shown on plat of record in Plat book 6900, page 336-337, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Robert N. Mohon and Danielle H. Mohon by Deed from Bruce E. Fox and Pamela M. Fox dated January 21, 1999 and filed of record in Book 11383, page 385, Register's Office for Davidson County, Tennessee. Danielle H. Mohon conveyed her interest in subject property to Robert N. Mohon in Quitclaim Deed dated March 21, 2002 and filed of record in Instrument No. 20020326-0036878, said Register's Office. Said property was further conveyed to Robert N. Mohon and Jennifer S. Mohon in Quitclaim Deed dated March 23, 2007 and filed of record in Instrument No. 20070404-0040569, said Register's Office.

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.

Robert Mohon

Jennifer Mohon

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Robert Mohon and Jennifer Mohon, 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 7th day of June, 2021.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 4/27/2025

Owner Name & Property Address:

Name: Olympus Borrower, LLC
Address: P.O. Box 4090
City, State, Zip: Scottsdale, AZ 85261

Responsible Party For Taxes:

Name: Olympus Borrower, LLC
Address: P.O. Box 4090
City, State, Zip: Scottsdale, AZ 85261

Tax ID: 172-08-0A-060.00-CO