Karen Johnson Davidson County
Batch# 660377 DEEDWARR
06/21/2021 08:57:17 AM 2 pgs
Fees: $13.00 Taxes: $991.60
20210621-0083002

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-12429-SL

STATE OF TENNESSEE
COUNTY OF Shelby

The actual consideration or value, whichever is greater, for this transfer is $268,000.00.

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
File 11-MEM21-04399

Affiant

Subscribed and sworn to before me, this the 18th ~~17th~~ day of June, 2021.

Notary Public
My Commission Expires:

MATTHEW J MCDONALD STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 06-16-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Olympus Borrower LLC P.O. Box 4090 Scottsdale, AZ 85261	New Owner	175-08-0-021.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Norma A. Mebane, an unmarried woman**, hereinafter called the Grantor, 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, its 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. 65 on the Plan of Hickory Woods Estates Section 1 of record in Plat Book 6900, Page 509, as amended by Surveyor's Certificate of Correction in Book 7582, Page 166, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Norma A. Mebane, unmarried, by Warranty Deed from Donald Eugene Johnson and wife N. Lynn Johnson, of record in Book 10962, Page 526, Register's Office for Davidson County, Tennessee, dated May 29, 1998 and recorded on June 4, 1998.

This is ☒ improved or ☐ unimproved property located at: **3944 Rock Creek Drive, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of June, 2021.

GRANTOR:

Norma A. Mebane

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Norma A. Mebane, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of June, 2021.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY