Name and Address of New Owner:
Stephen A. Oliver and Sharon D. Oliver
94 Creighton Ave.
Nashville, TN 37206
Send Tax Bills To: New owner

Karen Johnson Davidson County
Batch# 671015 DEEDWARR
07/06/2021 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,986.90
20210706-0090502

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 083-03-1H-003.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Benjamin Fair Stork and Kirstin Ohlsen Stork, husband and wife** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Stephen A. Oliver, an unmarried man and Sharon D. Oliver, a married woman, as tenants in common, with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit C, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1310 Porter Road, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160728-0077858, and amended in Instrument No. 20170127-0009251 and being shown on Plat attached thereto as Exhibit "B", to said Declaration and By-Laws appended thereto as Exhibit "D", 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 Benjamin Fair Stork and Kirstin Ohlsen Stork, husband and wife, by Warranty Deed from Mermen Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170725-0075079 Register's Office for Davidson County, Tennessee, dated July 21, 2017 and recorded on July 25, 2017. (Value of consideration shown in aforementioned deed $399,900.00.)

Being also known as 94 Creighton Avenue, Nashville, Tennessee 37206.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of June, 2021.

_____(SEAL)
Benjamin Fair Stork

_____(SEAL)
Kirstin Ohlsen Stork

STATE OF ALABAMA
COUNTY OF Coffee

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Benjamin Fair Stork and Kirstin Ohlsen Stork, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of June, 2021.

PATRION BROWN
My Commission Expires
April 23, 2023

_____
Notary Public
My commission expires: 04/23/2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $537,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
24th day of June, 2021.

_____
Notary Public
My commission expires: 3-10-24

LAURA ELIZABETH MATHIS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

File No. 2021-1681

Certificate of Authenticity

I, Christie Daniels, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on June 24, 2021.

Date

Christie Daniels

Affiant Signature

July 2, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2 day of July, 2021.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY