Karen Johnson Davidson County
Batch# 691393 DEEDWARR
08/05/2021 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20210805-0105470

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite
203 Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 170,000.00

Affiant

Subscribed and Sworn before me this 30th day of July, 2021.

Notary Public
My commission expires:

JIM A. HYDE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 19, 2022
COUNTY OF RUTHERFORD

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Otter Buy REI, LLC 433 Lanier Drive, Nashville, TN 37115	The same	052-02-0-088

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, **Ronnie H. Presley and Angela J. Presley, husband and wife** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Otter Buy REI, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson, Tennessee:

Land in Davidson County. Tennessee, being the northerly 15 feet of Lot No. 6 and all of Lot No. 7 of Block 'C' on the Revised Map of Rainbow Terrace Subdivision, as of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee.

Said part of said lot and said lot adjoin and front together 60 feet on the easterly side of Lanier Drive and run back between parallel lines along the south margin of Carmel Avenue, 150 feet to a dead line.

Being the same property conveyed to Ronnie H. Presley and wife, Angela J. Presley by Warranty Deed date September 26, 1997, from Herbert L. Charles and wife, Teresa J. Charles of record in Book 10632, page 509, Register's Office for Davidson County, Tennessee.

This is [✓] improved [ ] unimproved property known as 433 Lanier Drive, Nashville, TN 37115

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 30th day of July, 2021

Ronnie H. Presley

Angela J. Presley

STATE OF TENNESSEE
COUNTY OF Rutherford

* Ronnie H. Presley and Angela J. Presley

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named 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 within instrument for the purposes therein contained.

This the 30th day of July, 2021.

Notary

My commission expires: _____

JIM A. HYDE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 19, 2022
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 8/4/21 (date of document).

Jami K. Averwater
Affiant Signature

8/4/21
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 4th day of August, 2021.

Notary Public

My Commission Expires: 3/8/25

Notary Seal:

AMY GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

202108050105470