Karen Johnson Davidson County
Batch# 692553 DEEDWARR
08/06/2021 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,891.55
20210806-0106393

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $781,500.00

Affiant

Subscribed and sworn to before me, this 4th day of August 2021.

Notary Public
My commission expires: _____

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

Address of New Owner:	Send Tax Bills to:	Tax Information
Holly L. Barnard 916 11th Ave Nashville, TN 37208	New Owner	092-04-0-394.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Oliver Properties, a Tennessee General Partnership,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Holly L. Barnard, an unmarried woman,** 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:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Minor Subdivision Final Plat of Re-Subdivision of Lots 34 and North 1/2 of 33 C.M. Holt's Plan of record as Instrument No. 20160408-0033970, Register's Office for Davidson County, Tennessee. to which plan reference is hereby made for a complete legal description of said lot.
>
> Being part of the same property conveyed to Greg Joel Oliver by Warranty Deed from Raymond Ufford, a single man, dated December 17, 2020 of record as Instrument No. 20201222-0152238, Register's Office for Davidson County, Tennessee. Further, being part of the same property conveyed to Oliver Properties, a Tennessee general partnership, by Quitclaim Deed from Greg Joel Oliver dated March 4, 2021 of record as Instrument No. 20210305-0029493, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 916 11th Ave, Nashville, TN 37208

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 this the 4th day of August, 2021.

Oliver Properties
a Tennessee General Partnership

By: Brad Oliver
Its: Partner

By: Greg Oliver
Its: Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Brad Oliver and Greg Oliver, Partners of Oliver Properties,** the within named bargainor, **a Tennessee General Partnership**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the general partnership as such Partners.

Witness my hand and official seal at Franklin, Tennessee, this the 4th day of August, 2021.

Notary Public

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 6-17-2024

FILE NO: 2021067111

Tennessee Certification of Electronic Document

I, Sarah Life, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version 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 August 5, 2021 (date of document).

Affiant Signature

8/05/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 5th day of August, 2021.

Becky Elizabeth Burch
Notary Signature

My Commission Expires: 11-19-23

