This instrument was prepared by:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
(931) 647-0677 phone
(931) 647-0678 fax

Record and Return To:
Realty Title and Escrow Company, Inc.
6525 N. Quail Hollow Rd., Suite 115
Memphis, TN 38120
(901)260-4055
File No.: 11-MEM21-05142
TG: 9596800

Karen Johnson Davidson County
Batch# 698321 **DEEDWARR**
08/16/2021 12:01:07 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20210816-0110317

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CORY D DINGMAN and NICHOLE M DINGMAN, husband and wife**, HEREINAFTER CALLED GRANTORS, 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, TN, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN

Being all of Lot No. 83, on the plan of First Amendment, Cane Ridge Farms, Phase Three, Section One, according to plat and survey appearing of record in Instrument Number 20070703-0079200, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

THIS BEING THE SAME PROPERTY CONVEYED UNTO CORY D DINGMAN AND NICHOLE M DINGMAN, HUSBAND AND WIFE, BY WARRANTY DEED FROM OLE SOUTH PROPERTIES, INC, DATED APRIL 24, 2013, OF RECORD IN INSTRUMENT NO 20130429-0042182, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 136 HEARTHSIDE WAY, ANTIOCH, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, its heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 11th day of August, 2021.

CORY D DINGMAN

NICHOLE M DINGMAN

STATE OF TN
COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **CORY D DINGMAN and NICHOLE M DINGMAN**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in Clarksville (City), TN, on this the 11 day of Aug., 2021.

NOTARY PUBLIC
My commission expires: 08/10/22

MARY R. WELKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY

STATE OF Tennessee
COUNTY OF Shelby

The actual consideration or value, whichever is greater, for this transfer is $ 305,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of August, 2021.

NOTARY PUBLIC
My commission expires: 9-5-23

LISA C. POSEY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Address New Owner(s) as follows:
OLYMPUS BORROWER, LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

Send Tax Bills To:
Same as above

Map and Parcel Number(s): 174 11 0A 512.00