Karen Johnson Davidson County
Batch# 707458 DEEDWARR
08/31/2021 11:22:14 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20210831-0117225

**STATE OF TENNESSEE**
**COUNTY OF** Shelby

**THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.**

**Affiant**

**SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF AUGUST, 2021.**

**Notary Public**

**MY COMMISSION EXPIRES:**

**(AFFIX SEAL)**

STEPHENIE BOOHER
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 3-2-2024

**PREPARED BY:**
**Realty Title & Escrow Company, Inc.**
**2000 Richard Jones Road, Suite 178**
**Nashville, TN 37215**

**RETURN TO:**
**Realty Title & Escrow Company, Inc.**
**6525 N. Quail Hollow Rd. Ste 115**
**Memphis, TN 38120**
**File No.: 11-MEM21-05684**
**TIG No.: 9670430**

**03-NSH21-02725**

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Olympus Borrower, LLC<br>P.O. Box 4090<br>Scottsdale, AZ 85261 | Olympus Borrower, LLC<br>P.O. Box 4090<br>Scottsdale, AZ 85261 | 182 – 06 0A – 282.00 |

# WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Timothy L. Walker, II, a married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Olympus Borrower, LLC, a Delaware Limited Liability Company,** hereinafter called the Grantees, their successors 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. 347, on the Final Plat for Cluster Lot Subdivision, Old Hickory Hills, Phase Three - Section One, as shown by plat appearing of record in Instrument No. 20060420-0045296, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Timothy L. Walker II, an unmarried man by Warranty Deed of record at Instrument No. 201708080081243, dated 08/04/2017 and recorded 08/08/2017, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **8809 Cressent Glen Court, Antioch, TN 37013**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 26th day of August, 2021

Timothy L. Walker, II

STATE OF TENNESSEE

COUNTY OF Williamson

On this 26th day of August, 2021, before me personally appeared Timothy L. Walker, II, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 8/2024

EMILY CROWDER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF CHEATHAM