When recorded, return to/
This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-13325-RLTC-sb

Karen Johnson Davidson County
Batch# 708840 DEEDWARR
09/01/2021 02:18:30 PM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20210901-0118033

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $315,000.00.

RONETTA SUE LAMBRECHT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Affiant

Subscribed and sworn to before me, this the 30th day of August, 2021.

Notary Public
My Commission Expires: 10/23/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Anthony Priwer 525 Wesley Avenue Nashville, TN 37207	Anthony Priwer 525 Wesley Avenue Nashville, TN 37207	071-08 0-204.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Bryan C. Olert, A Single Man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Anthony Priwer, an unmarried man**, hereinafter called the Grantee, his heirs 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. 75 on the Map of Section One Joywood Heights, of record in Plat Book 1130, Page 91, 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 Bryan C. Olert, A Single Man, by Warranty Deed from Michael J. Clausius, unmarried, of record in Instrument No. 20180403-0031249, in the Register's Office of Davidson County, Tennessee, dated March 30, 2018 and recorded on April 03, 2018.

This is improved property located at: **525 Wesley Avenue, Nashville, TN 37207.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of August, 2021.

GRANTOR:

BC Olert

Bryan C. Olert

STATE OF New York
COUNTY OF New York

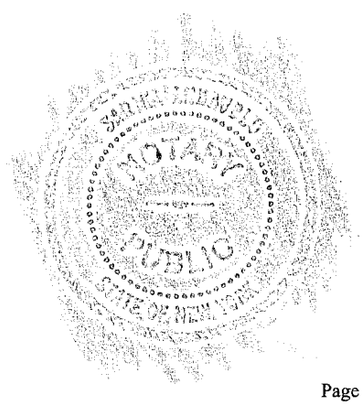
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bryan C. Olert, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27 day of August, 2021.

Sarika Andavalu

Notary Public
My Commission expires: 8/27/2022

Sarika Andavalu
Notary Public, State of New York
No. 01AN6380108
Qualified in Kings County
Certificate Filed in New York County
Commission Expires August 27, 2022



IN WITNESS WHEREOF, Seller's signature is set forth below as of this 27th day of **August, 2021**.

BC Olert

Bryan C. Olert

STATE OF NEW YORK
COUNTY OF NEW YORK

Sworn to and subscribed before me this 27 day of August, 2021.

Notary Signature

My commission expires: 8/27/2022

Sarika Andavolu
Notary Public, State of New York
No. 01AN6380108
Qualified in Kings County
Certificate Filed in New York County
Commission Expires August 27, 2022

VERSION: January 2019

Certificate of Authenticity

I, **HADLEY ROPER** , do hereby make oath that I am 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 Aug. 30th, 2021.

Hadley Roper
Affiant Signature

8.31.2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 8.31.2021.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY