Prepared By:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-4146

Record and Return To:
Realty Title and Escrow Company, Inc.
6525 N. Quail Hollow Rd., Suite 115
Memphis, TN 38120
(901)260-4055
RT File No.: 11-MEM21-04758
TG: 9539158

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of September, 2021

Notary Public

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

Karen Johnson Davidson County
Batch# 715963 DEEDWARR
09/15/2021 10:33:29 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20210915-0123706

Address of New Owner	Send Tax Bills To:	Map & Parcel
Olympus Borrower, LLC P.O. Box 4090 Scottsdale, AZ 85261 (480)-588-6121	Olympus Borrower, LLC P.O. Box 4090 Scottsdale, AZ 85261 (480)-588-6121	164-12-0-042-00

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, I/WE,

Joni Yvonne Phillips and Andrew Ray Phillips, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Olympus Borrower, LLC, a Delaware Limited Liablity Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot Number 89, on the Plan of First Revision to the Final Plat of Meadow Woods, Phase I, of record in Plat Book 9700, page 519, amended in Plat Book 9700, page 570, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Phyllis A. Jelks, unmarried, and Joni Y. Jelks, joint Tenants with right of survivorship by Warranty Deed from Butler Construction, LLC of record in Book 11537, page 973, Register's Office for Davidson County, Tennessee, dated June 18, 1999 and recorded on June 22, 1999.

Being the same property conveyed to Joni Yvonne Phillips and Andrew Ray Phillips, wife and husband by Quitclaim Deed from Phyllis A. Jelks, unmarried and Joni Y. Jelks, now known as Joni Yvonne Phillips, joint tenants with right of survivorship of record in Instrument No. 20140102-0000403 Register's Office for Davidson County, Tennessee, dated December 26, 2013 and recorded on January 2, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1104 Pin Oak Drive, 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 and assigns forever; and we so 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. 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.

Dated this the 8th day of September, 2021.

Joni Yvonne Phillips

Andrew Ray Phillips

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joni Yvonne Phillips and Andrew Ray Phillips** 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.

Witness my hand and official seal at Brentwood, Tennessee this 8th day of September, 2021.

Notary Public
My Commission Expires: 4/16/22

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
(Notary Seal)
COUNTY OF DAVIDSON