WARRANTY DEED

Karen Johnson Davidson County
Batch# 749055 **DEEDWARR**
11/03/2021 02:46:26 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20211103-0147369

B-SH-21-23070

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

WILLIAM E. GRONE NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/07/2023 DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brooke Simpson	new owner	
(NAME)	(NAME)	**092-07-0-252.00**
731 26th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **OLIKIM ENTERPRISES, INC.**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BROOKE SIMPSON**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly Half of Lot No. 3 on the plan of Brown and Triggs Subdivision of Lots 8, 9 and 10 of The Boyd McNairy Property, as of record in Book 21, page 93, Register's Office for said County.

Said Easterly Part of Lot No. 3 fronts 50 feet on the Southerly side of Booker Street, formerly Harding Street, and Runs back 191 feet on the East side and 191.3 feet on the West Line to an Alley in the rear on which it measures 50 feet thereon.

Being the same property conveyed to Olikim Enterprises, Inc by Warranty deed from Clarence Ross and Johnnie Ross of record in Instrument No. 20060427-0048169 Register's Office for Davidson County, Tennessee, dated April 21, 2006 and recorded on April 27, 2006.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 93, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2307 Booker St, Nashville, Tennessee 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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 1st DAY OF NOVEMBER, 2021.

Olikim Enterprises, Inc.

BY: _____

Laura Bartlett
Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared LAURA BARTLETT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the VICE PRESIDENT of OLIKIM ENTERPRISES, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as VICE PRESIDENT.

Witness my hand and official seal, this the 1st of November, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212