Karen Johnson Davidson County
Batch# 754389 DEEDWARR
11/15/2021 09:55:40 AM 2 pgs
Fees: $13.00 Taxes: $1,265.40
20211115-0151454

Record and Return to:
Realty Title and Escrow Company, Inc.
6525 N. Quail Hollow Road, Suite 115
Memphis, TN 38120
(901)260-4055
File No.: 11-MEM21-06933
TG: 9861825

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#9870-15

ADDRESS NEW OWNER:
Olympus Borrower, LLC
P. O. Box 4090
Scottsdale, AZ 85261

SEND TAX BILL TO:
Olympus Borrower, LLC
P. O. Box 4090
Scottsdale, AZ 85261

MORTGAGEE:

NA

Parcel ID:
052-13-0B-400-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David M. Frenson and Olivia Frenson, husband and wife,** hereinafter called the 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 successors and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 15 on the Plan of River Glen Phase 6 of record in Instrument No. 20050602-0062805 and a part of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and By Laws of record in Book 7566 Page 571 and submitted by Declaration of Submission of record in Instrument No. 20050713-0081132 Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to David M. Frenson and Olivia Davis, husband and wife by deed dated August 23, 2017 from David M. Frenson, recorded August 25, 2017, in Instrument Number 20170825-0087445, Register's Office for Davidson County, Tennessee.
>
> Olivia Frenson and Olivia Davis are one and the same person.

This is improved property known as 3192 Penn Meade Way, Nashville, TN 37214. Possession is to be given on November 8, 2021.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, its successors and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and do warrant that the same is unencumbered unless otherwise herein set out; and,

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

WITNESS our hands this the 8th day of November, 2021.

David M. Frenson

Olivia Frenson

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **David M. Frenson and Olivia Frenson, husband and wife,** the 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.

WITNESS my hand and official seal at office this 8th day of November, 2021.

NOTARY PUBLIC

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires June 07, 2022

My Commission Expires: 6-7-22

* * * * * *

STATE OF TENNESSEE)
COUNTY OF ~~WILSON~~)
Shelby

The actual value or consideration, whichever is greater, for this transfer is **$342,000.00**.

AFFIANT

Subscribed and sworn to before me on this 8th day of November, 2021.

NOTARY PUBLIC

My Commission Expires: 1/14/23

TRACY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires January 14, 2023