Karen Johnson Davidson County
Batch# 760345 DEEDWARR
11/24/2021 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,849.00
20211124-0155853

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $770,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF November, 20 21

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/06/2024 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ty Olson and Corri Olson		
(NAME) 1630 S. Observatory Drive	(NAME) **Better Mortgage Corporation**	117-15-0-110.00
(ADDRESS) Nashville, TN 37215	(ADDRESS) **3 World Trade Center, 175 Greenwich Street 59th Floor New York, New York 10007**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **DAVID SCHEIBNER, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TY OLSON AND CORRI OLSON, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Green Hills Subdivision, Section 1, Resubdivision of Lots 42 & 43 of record in Plat Book 6200, Page 576, in the Register's Office for Davidson County, Tennessee.

Said Lot No.43 fronts 80.00 feet on the broken northerly margin of Observatory Drive and extends back 155.14 feet on the westerly line and 150.88 feet on the broken easterly line to a dead line in the rear, measuring 53.77 feet thereon. Together with and subject to an Easement Agreement for driveway purposes of record in Book 9028, page 841, said Register's Office.

Being the same property conveyed to David Scheibner by Warranty Deed from Jason B. Rogers and spouse, Elizabeth T. Rogers of record in Instrument No. 200006080057452 Register's Office for Davidson County, Tennessee, dated May 25, 2000 and recorded on June 08, 2000.

Being also known as 1630 S. Observatory Drive, Nashville, Tennessee 37215..

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

unimproved
This is improved x property, known as 1630 S. Observatory Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 10 day of November, 2021

DAVID SCHEIBNER

STATE OF CALIFORNIA
COUNTY OF Santa Clara

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David Scheibner, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of November, 2021.

Commission expires: 11/10/2021

Notary Public

Violeta M. Santa Gadea Lopez
COMM. #2221353
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My Comm. Exp. Nov. 10, 2021

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Seth Cline, do hereby make oath that I am a licensed attorney and/or 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 11/10/2021 (date of document).

Affiant Signature

11/10/2021

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 10th day of November, 2021.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 11/06/2024