WARRANTY DEED

Karen Johnson Davidson County
Batch# 767372 DEEDWARR
12/03/2021 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20211203-0160649

File No. AT-21-1616

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2021

Notary Public

MY COMMISSION EXPIRES: 4/26/2025

(AFFIX SEAL)

ELIZABETH G. COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jared C. Olinick	NEW OWNER	
(NAME)	(NAME)	
313 Huntington Ridge Drive	313 HUNTINGTON RIDGE DRIVE	161-11-0A-162.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	NASHVILLE TN 37211	
(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, I/we, **Doug Brooks and Craig Roberts**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jared C. Olinick and Kyndra C. Munn, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 162 on the Plan of Huntington Ridge Townhouse, a Planned Unit Development as of record in Plat Book 4675, Page 9, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Wilma Jean Fitzgerald, unmarried by Warranty deed from Michelle Bates, unmarried of record in Instrument No. 20060802-0094277 Register's Office for Davidson County, Tennessee, dated July 28, 2006 and recorded on August 02, 2006.

Being the same property conveyed to Wilma Jean Isenberg by QuitClaim deed from Wilma Jean Fitzgerald of record in Instrument No. 20160208-0012166 Register's Office for Davidson County, Tennessee, dated February 01, 2016 and recorded on February 08, 2016.

Being the same property conveyed to Doug Brooks, a married man, and Craig Roberts, a married man by Warranty deed from Wilma Jean Isenberg, married of record in Instrument No. 20210713-0094309 Register's Office for Davidson County, Tennessee, dated July 09, 2021 and recorded on July 13, 2021.

Being also known as 313 Huntington Ridge Drive 162 Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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

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/our hand this 30th day of November, 2021.

Doug Brooks

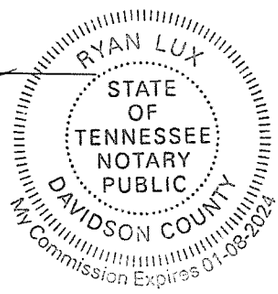
Craig Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of November, 2021, before me personally appeared Doug Brooks and Craig Roberts, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of November, 2021.

Notary Signature
My commission expires:



Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, 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 November 30, 2021.

Date

Affiant Signature

12/1/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of December, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON