Karen Johnson Davidson County
Batch# 793836 DEEDWARR
01/21/2022 11:28:32 AM 2 pgs
Fees: $13.00 Taxes: $2,608.50
20220121-0008093

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

File Number: 21121192

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $705,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of January, 2022.

Notary Public
My Commission Expires:

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Jocasta G. Olp and Nicholas Matthew Olp	SmartBank	133-05-0-015.00
3512 Saindon Street	PO Box 1910	
Nashville, TN 37211	Pigeon Forge, TN 37868	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CJ Management & Consulting, LLC, a Tennessee limited liability company**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jocasta G. Olp and Nicholas Matthew Olp, wife and husband**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No 416 on the Plan of Sunrise Heights Second Plan of record in Plat Book 421, Page 46, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to CJ Management & Consulting, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Donald Stinson, unmarried, and Shelly Morgan, married, of record in Instrument No 20210625-0086381, Register's Office for Davidson County, Tennessee, dated June 21, 2021 and recorded on June 25, 2021.

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

This property is _X_ improved ___unimproved property known as 3512 Saindon Street, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Preparer of this instrument has performed no title underwriting review and makes no representations with regard to the title of the subject property, the legal description for this subject property, or the validity of any plat or survey referenced.

WITNESS my hand this 12th day of January, 2022.

CJ Management & Consulting, LLC

BY:_____
Christopher Jones, President

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Christopher Jones with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of CJ Management & Consulting, LLC and that he is authorized by CJ Management & Consulting, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Murfreesboro, TN, this 12th day of January, 2022.

_____
Notary Public at Large
My Commission Expires: 2/22/25

