Karen Johnson Davidson County
Batch# 808542 DEEDWARR
02/18/2022 12:11:04 PM 2 pgs
Fees: $13.00 Taxes: $695.60

20220218-0019276

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
220 N. Spring Street
Murfreesboro, Tennessee 37130

From Information Furnished by the Parties.

MAP/GROUP/PARCEL 086140C02400CO

NAME & ADDRESS OF NEW OWNER:
Oley, Inc.
6 Public Square N
Murfreesboro, Tn 37130

SEND TAX BILLS TO:

New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **KACEY WEBB, SOLE HEIR AT LAW OF ROBERT WILLIAM WEBB,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **OLEY, INC.** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING a certain condominium unit described as follows: Unit No. 24, in a Horizontal Property Regime as shown on the condominium site plan of Villas at Woodhaven as shown in Exhibit A-2 of the Master Deed of Woodhaven Condominiums, appearing of record in Instrument No. 20011005-0108857 and amended in Instrument No. 20170524-0051721, of the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Robert William Webb, by Executor Deed from Brenda W. Harris, Executrix of the Estate of Gail B. Webb, dated August 17, 2016, appearing of record in Instrument No. 20160822-0087358, of the Register's Office of Davidson County, Tennessee. The said Robert William Webb having since died on 10/24/2020 leaving said property to his only heir at law, Kacey Webb, as per Affidavits of Heirship being recorded simultaneously herewith.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 3911 Dodson Chapel Rd. #24, Hermitage, TN, 37076.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their is lawfully seized and possessed of said parcel of real estate, and that his/her/their has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2022 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

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Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 16 day of February, 2022.

Kacey Webb

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kacey Webb, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 16th day of February, 2022.

Savana Mezquiriz
NOTARY PUBLIC

SAVANA MEZQUIRIZ
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY

My Commission Expires: 10/7/23

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $188,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 16th day of February, 2022.

Savana Mezquiriz
NOTARY PUBLIC

My Commission Expires: 10/7/23

SAVANA MEZQUIRIZ
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY

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