Karen Johnson Davidson County
Batch# 830876 DEEDWARR
03/30/2022 09:16:31 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20220330-0036644

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
6525 Quail Hollow Road, Suite 115
Memphis, TN 38120
11-MEM21-08573
TG: 10136523

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 2022.

Notary Public

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

MY COMMISSION EXPIRES: 1/14/23
(AFFIX SEAL)

Address of New Owner:	Send Tax Bills to:	Tax Information:
Olympus Borrower, LLC PO Box 4090 Scottsdale, AZ 85261	**Olympus Borrower, LLC** PO Box 4090 Scottsdale, AZ 85261	**098-01-0-068.00**

WARRANTY DEED

For and in consideration of the sum of ten dollars and 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, **Michael Martone and Tiphaney Martone, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Olympus Borrower, LLC, a Delaware Limited Liability Company,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, TN, being Lot No. 74, on the plan of re-subdivision of Lots 74 thru 83 on the plan of Roxborough as of record in Plat Book 5200, Page 238, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Derivation Clause: Being the same property conveyed to Grantor herein by way of **Warranty Deed** of record at **Instrument No. 20090720-0067994** in the Register's Office of **Davidson** County, Tennessee;

This property is improved property known as: **5173 Roxborough Dr, Hermitage, TN 37076**

Permitted Encumbrances: Subdivision restrictions, building lines and easements of record in Plat Book 5200 Page 238, Plat Book 5200 Page 63; Declaration of Covenants, Conditions and Restrictions of record at Instrument No. BOOK 5302, PAGE 669; all in the Said Register's Office.

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.

WITNESS my hand this 03/25/2022 day of **March,** 2022

Michael Martone
Michael Martone

Tiphaney Martone
Tiphaney Martone

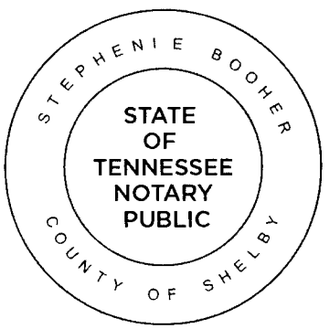
STATE OF Tennessee
COUNTY OF Memphis, TN

Personally appeared before me, the undersigned Notary Public in and for said State and County, **Michael Martone and Tiphaney Martone**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 03/25/2022 day of **March,** 2022

Notary Public

My Commission Expires: 03/02/2024 (SEAL)



Online Notary Public
My Commission Expires
March 2, 2024

I, Stephenie Booher, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee

County of Shelby

Personally appeared before me, Tracy Martin, a notary public for this county and state, Stephenie Booher, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 1-14-23

Notary's Seal

TRACY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

My Commission Expires
January 14, 2023