WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

BLAKE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF APRIL, 2022

Notary Public

MY COMMISSION EXPIRES: 7-11-22

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 845755 **DEEDWARR**
04/26/2022 11:14:35 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00
20220426-0047846

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue S, Suite 200
Franklin, TN 37064

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LR-TAG-22-3226

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Turnkey Builders, LLC	new owner	07909005300
(NAME)	(NAME)	
909 D Thomas Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I/we Geoffrey Oliver, an unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Turnkey Builders, LLC,** hereinafter called the GRANTEE(S), his/her/their 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 part of Lot No. 9, H. E. Simkin's Division of the L. G. Curtis Lands, plat of record in Book 547, Page 39, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the middle of Curtis Street, 100 feet West of the dividing line between Lot Numbers 8 and 9 on said plan; thence with a proposed line running Northeasterly but parallel to said dividing line, 250 feet, more or less, to the dividing line between Lot Numbers 9, 10, and 11; thence with said last dividing line and Westerly, 100 feet to a point; thence Southwesterly 250 feet; more or less, to the middle of said Curtis Street; thence with the middle of said Curtis Street, 100 feet to the point of beginning.

Being the same property conveyed to GEOFFREY OLIVER, AN UNMARRIED MAN, by deed from JONATHAN E. RICHARDSON AND CARLA RICHARDSON F/K/A CARLA TINNES, HUSBAND AND WIFE, of record in Instrument No. 20141029-0099785, dated October 16, 2014, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3226 Curtis Street, Nashville, TN 37218

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 20th day of April, 2022.

Geoffrey Oliver

4/20/2022

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Geoffrey Oliver, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of April, 2022.

Notary Public:
My Commission Expires: 7.11.22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue S, Suite 200
Franklin, TN 37064