This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
1500 Medical Center Pky. #3A-9
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties.

MAP/GROUP/PARCEL 086140C02400CO

NAME & ADDRESS OF NEW OWNER:
The Martin Family Trust dated October 26, 2011
P.O. Box 231237
San Diego, CA 92123

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, **OLEY, INC., A TENNESSEE CORPORATION,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **THE MARTIN FAMILY TRUST DATED OCTOBER 26, 2011,** "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 Oley, Inc, by Warranty Deed from Kacey Webb, sole heir at law of Robert William Webb, dated February 16, 2022, appearing of record in Instrument No. 20220218-0019276, of the Register's Office of Davidson County, Tennessee.

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 Road, #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 are lawfully seized and possessed of said parcel of real estate, and that his/her/their have 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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Karen Johnson Davidson County
Batch# 864492 DEEDWARR
05/27/2022 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20220527-0062081

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 19 day of May, 2022.

Oley, Inc.

BY: _____
Kris M. Oliver, President

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kris M. Oliver, President of Oley, Inc., the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained by signing his name, Kris M. Oliver, as President of Oley, Inc.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 19 day of May, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 4-19-25

KAYLA DODD
STATE OF TENNESSEE
NOTARY PUBLIC
COMM. EXP. 04-19-2025
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $305,000.00 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 23rd day of May, 2022.

_____
NOTARY PUBLIC

My Commission Expires: _____

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

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Certificate of Authenticity

I, **Maxine Rucker** , do hereby make an 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 May 19, 2022

Name: **Maxine Rucker**
Title: **Closing Agent**
Date: 05/19/22
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on 5/19/22

Notary Public: **Jennifer Chandler-Cole**

My Commission Expires: 11/06/2023
Commission #: N/A

Phone #: 615-372-0280

