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

MAP/GROUP/PARCEL 135120B11200CO

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER:
Frank Russell
5517 Roy Pitt Rd
Springfield, TN 37172

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.** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **FRANK RUSSELL** "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 Unit No. 112, on the Horizontal Property Regime, Private Element Plat, Nashboro - Fairway Pointe, as shown by plat appearing of record in Instrument No. 20020820-0100664, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said unit.

BEING the same property conveyed to Barbara A. Howard, unmarried, and Melissa L. Howard, unmarried, by Warranty Deed from NVR, Inc. a Virginia Corporation T/A Fox Ridge Homes, dated October 30, 2003, appearing of record in Instrument No. 20031105-0162602, of the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Oley, Inc. by Warranty Deed from Amanda Baugh and filed for record in Instrument Number: 20220722-0084084, Register's Office for 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 2334 Nashboro Blvd, Nashville, TN, 37217.

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).

Karen Johnson Davidson County
Batch# 892462 DEEDWARR
07/22/2022 11:10:54 AM 2 pgs
Fees: $13.00 Taxes: $973.10

20220722-0084087

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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.

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 18 day of July, 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, President.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 18 day of July 2022

NOTARY PUBLIC

BREANNA LAUX STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 12-12-2022 RUTHERFORD COUNTY

My Commission Expires: 12-12-22

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $263,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sarana Mezquiriz
AFFIANT

Sworn to and subscribed before me this 18 day of July, 2022

NOTARY PUBLIC

My Commission Expires: 12-12-22

BREANNA LAUX STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 12-12-2022 RUTHERFORD COUNTY

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