This instrument prepared by:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File Number: 7-18461-kp

Karen Johnson Davidson County
Batch# 895760 DEEDWARR
07/28/2022 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $588.30
20220728-0086331

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $159,000.00.

Affiant

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this the 27th day of July, 2022.

Notary Public
My Commission Expires: 9/16/23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jose M. Murillo 323 Forest Park Road 4-1 Madison, TN 37115	Jose M. Murillo 323 Forest Park Road 4-1 Madison, TN 37115	043 13 0A 041.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Derrick Oliver and wife, Crystal Oliver**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jose M. Murillo**, hereinafter called the Grantee(s), his/her/their heirs and 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 Unit No. 4-1, in Robin Hood Condominium, as shown on the plat of Robin Hood Condominium, as shown on the Plat of Robin Hood Condominium Apartments of record in Book 5200, Page 124, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit, together with the undivided interest in the common elements of Robin Hood Condominium appurtenant to said unit as defined in the Master Deed for Robin Hood Condominium of record in Book 5388, Page 524 and Supplemental record in Book 6569, Page 149 and Amendment to Master Deed record in Book 11399, Page 660 said Register's Office.

Being the same property conveyed to Derrick Oliver and wife, Crystal Oliver, by Warranty Deed from Tim Forsman, of record in Instrument No. 20060119-0007244, in the Register's Office of Davidson County, Tennessee, dated December 30, 2005 and recorded on January 19, 2006.

This is improved property located at: **323 Forest Park Road, 4-1, Madison, TN 37115**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of July, 2022.

GRANTOR:

Derrick Oliver

Crystal Oliver

STATE OF TENNESSEE
COUNTY OF Shelby

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Derrick Oliver and Crystal Oliver, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of July, 2022.

PURNELL BLACKMON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Notary Public
My Commission expires: 8/3/25

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **do hereby make 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 07/27/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 07/27/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 **day of** July, **2022.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM