WARRANTY DEED

Karen Johnson Davidson County
Batch# 948836 DEEDWARR
12/07/2022 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $954.60
20221207-0127647

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-5489-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jeffrey Ross Collier	New Owner	103080A04200CO
(NAME)	(NAME)	
4425 Westlawn Drive C-102	4425 Westlawn Dr C-102	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifty-Eight Thousand And No/100 Dollars ($258,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ALLISON E. OLIVER, UNMARRIED, AND KENTON OLIVER AND WIFE, DIANNE OLIVER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFFREY ROSS COLLIER, UNMARRIED, HEREINAFTER CALLED THE GRANTEE, HIS 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. C-102 on the Plan of Westlawn Green of record in Plat Book 5200, Page (s) 20 through 24, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, together with the appurtenant interest in the common elements of Westlawn Green, a horizontal property regime established by Master Deed & Bylaws of record in Book 5238, page 863, Book 5238, page 872 amended in Book 5266, page 22 and Book 6748, page 423, said Register's Office.

Being the same property conveyed to Allison E. Oliver, unmarried, and Kenton Oliver and wife, Dianne Oliver by Warranty deed from Brett Casey Covington, an unmarried man of record in Instrument No. 20190923-0096598 Register's Office for Davidson County, Tennessee, dated September 17, 2019 and recorded on September 23, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4425 Westlawn Drive C-102, Nashville, TN 37209
(House No.) (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 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. 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 our hands this 7th day of December, 2022.

Allison E. Oliver

Kenton Oliver

Dianne Oliver

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Allison E. Oliver, Kenton Oliver and Dianne Oliver, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand this 7th day of December, 2022.

Notary Public

My Commission Expires: Jan 8 2024

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 12/7/22

GEORGE E. MUDTER, JR.
Dated 12/7/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 12/7/22
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

