Karen Johnson Davidson County
Batch# 949620 DEEDWARR
12/08/2022 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,848.63
20221208-0128053

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $769,900.00.

Affiant

File Number: 22110957

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this 8th day of December, 2022.

Notary Public
My Commission Expires: Sept. 21, 2024

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Anthony Robb and Dyuanna Allen	PennyMac Loan Services, LLC	126-16-0A-331.00-CO
7405 Riverfront Drive	3043 Townsgate Road Ste 200	
Nashville, TN 37221-6572	Westlake Village, CA 91361	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Deborah Olon, unmarried** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Anthony Robb and Dyuanna Allen, married** with rights of survivorship, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 194 on the Plan of Final Plat, Riverwalk, Phase 2C of record in Plat at Instrument No. 20041020-0126324 and Corrected Plat Instrument No. 20040130-0011799, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Deborah Olon by Warranty deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company of record in Instrument No. 20061031-0134860 Register's Office for Davidson County, Tennessee, dated October 27, 2006 and recorded on October 31, 2006.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved known as 7405 Riverfront Drive, Nashville, TN 37221-6572.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 8th day of December, 2022.

Deborah Olon

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Deborah Olon, umarried with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 8th day of December, 2022.

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public at Large
My Commission Expires Sept. 21, 2024

Tennessee Certification of Electronic Document

I, Brandi Frantz, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/8/22 (date of document).

Brandi Frantz
Affiant Signature

12/8/22
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 8th day of December, 2022.

Danielle Marie Crane
Notary's Signature

MY COMMISSION EXPIRES: 2/22/25

NOTARY'S SEAL

Danielle Marie Crane
State of Tennessee Notary Public
Rutherford County