Karen Johnson Davidson County
Batch# 997875 DEEDWARR
05/01/2023 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,269.10
20230501-0031843

THIS INSTRUMENT PREPARED BY: FAITH TITLE AND ESCROW, INC. 2236 NEW HOPE RD. HENDERSONVILLE, TN 37075 FILE NO. 231795	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for the transfer is $343,000.00. Affiant Subscribed and sworn before me, this 27 day of April, 2023. Notary Public My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

WARRANTY DEED

Address New Owner: **SARA OZER** **304 GOLDIE DR.** **GOODLETTSVILLE, TN 37072**	Send Tax Bills To: United Wholesale Mortgage 5585 Blvd E Pontiac, MI 48341	Tax Information: Map/Parcel: 034 05 0/037.00

FOR AND IN CONSDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, **JEFFREY B. OLSON and PAOLA C. OLSON, HUSBAND AND WIFE**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SARA OZER, AN UNMARRIED WOMAN**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 15 on the plan of GATEWOOD, SECTION 1, as shown by plat of record in Plat Book 3300, Page 47-52, in the Register's Office fort Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed from William Dolphus Bilbrey, Jr., Kenneth Darren Bilbrey, Cynthia D. Smith and Samantha Dawn Barley to Jeffrey B. Olson and Paola C. Olson by Warranty Deed dated the 22nd day of December, 2015, of record in Instrument Number 20151228-0129665, Register's Office for Davidson County, Tennessee.

This is improved property known as 304 GOLDIE DR., GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 26th day of April, 2023.

X _____
JEFFREY B. OLSON

X _____
PAOLA C. OLSON

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **JEFFREY B. OLSON and PAOLA C. OLSON**, known to me or satisfactory proved to be the person(s) whose name(s) he/she/they subscribed to the within instrument and who acknowledge that he/she/they executed the same for the purposed therein contained.

Witness my hand, at office, this 26th day of April, 2023.

_____
Notary Public
My Commission Expires: 10/21/25

JENNIFER QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, **Pam Autry,** 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 this the ~~27th~~ 26th day of April, 2023.

Affiant Signature
Date 04/27/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27th day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON