Karen Johnson Davidson County
Batch# 1017561 DEEDWARR
06/21/2023 03:20:30 PM 3 pgs
Fees: $18.00 Taxes: $754.80
20230621-0047179

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 4.19.25

(AFFIX SEAL)

KAYLA DODD
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 04-19-2025
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 1720 West End Ave, Suite 300, Nashville, TN 37203

File No.: 2023060100

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Oley, Inc. a Tennessee Corporation.		
(NAME) c/o Public Sq N	(NAME) same as new owner	080-12-0-124.00
(ADDRESS) Murfreesboro TN 37130	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF **TWO HUNDRED FOUR THOUSAND AND NO/100 Dollars ($204,000.00)**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DEBORAH NICHOLS**, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OLEY, INC. A TENNESSEE CORPORATION.**, HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 32, River Meadows, Section 2, of record in Plat Book 11700, Page 21, Register's Office for Davidson County, Tennessee, to which plat reference hereby made for a more complete and accurate legal description.

Being the same property conveyed to DEBORAH NICHOLS, by deed from GEORGE BRANDT, A MARRIED MAN AND ERIC SOX, A MARRIED MAN, of record as Instrument No. 20150917-0094455, dated September 16, 2015, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2801 Hydes Ferry Road, Nashville, TN 37218
(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.

Executed by my hand this 20th Day of June 2023.

Deborah Nichols

STATE OF Tennessee

County OF Davidson

I, Jennifer Chandler-Cole, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Deborah Nichols personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 20th of June, 2023.

Notary Public

My Commission Expires: 11-6-27

(SEAL)

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

Tennessee Certification of Electronic Document

I, Kayla Dodd, 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 6-20-23 (date of document).

Affiant Signature

6-21-23
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 21 day of June, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12-19-24

NOTARY'S SEAL

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY