WARRANTY DEED

Karen Johnson Davidson County
Batch# 1056472 DEEDWARR
10/03/2023 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,093.35
20231003-0077653

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

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

File No.: P23-6537-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Sharon Duignan	Third Federal Savings Bank and Loan Association of Cleveland	085-14-0A-219.00CO
(NAME)	(NAME)	
219 Riverstone Court	7007 Broadway Avenue	
(ADDRESS)	(ADDRESS)	
Nashville TN 37214	Cleveland OH 44105	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Ninety-Five Thousand Five Hundred And No/100 Dollars ($295,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JOHN DAVID OYS AND RENEE CHRISTINE OYS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHARON DUIGNAN UNMARRIED**, HEREINAFTER CALLED THE GRANTEE, 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. 219 on the Plan of Riverstone Condominiums, Phase One, of record in Book 6900, Page 317, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gloria J. Oys, unmarried by Warranty Deed from Diana F. Sullivan, unmarried, dated April 30, 2015 and recorded May 1, 2015 in Instrument No. 20150501-0039394, Register's Office for Davidson County, Tennessee.

Gloria J. Oys died on about May 13, 2020, leaving John David Oys and Renee Christine Oys as her sole heirs at law.

Subject property has never been a primary residence of the herein named Grantors or their spouse.

Renee Christine Oys is one and the same as Renee C. Oys and Renee Oys Sanders
John David Oys being one in the same as John D. Oys

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 219 Riverstone Ct, Nashville, TN 37214
(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 28 day of September, 2023.

John David Oys
Renee Christine Oys
By John D. Oys, Attorney-in-Fact
Renee Christine Oys by John D. Oys, Attorney-in-fact

STATE OF North Carolina
COUNTY OF Iredell

KLG

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John David Oys, the bargainor, with whom ~~I am personally acquainted~~ or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28 day of September, 2023.

My Commission Expires: 09/05/2026

Notary Public

KAREN LYNN GOERNDT Notary Public Lincoln County My Comm. Exp. 09-05-2026 NORTH CAROLINA

STATE OF North Carolina
COUNTY OF Iredell

KLG

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared John D. Oys, with whom ~~I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Renee Christine Oys and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20230329-0022865 Register's Office of Davidson County, Tennessee

Witness my hand and official seal this the 28 day of September, 2023.

My Commission Expires: 09/05/2026

KAREN LYNN GOERNDT Notary Public Lincoln County My Comm. Exp. 09-05-2026 NORTH CAROLINA

Notary Public

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 9/28/23.

Date

Celia Stewart-Rouse

Affiant Signature

9/28/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 28th day of September, 2023.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY