WARRANTY DEED

Karen Johnson Davidson County
Batch# 1060708 DEEDWARR
10/16/2023 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $998.63
20231016-0080688

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $269,900.00.

Affiant

Subscribed and sworn to me on 10/09/23.

NOTARY PUBLIC

My Commission Expires:

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Britany Hobbs 1382 Rural Hill Road Unit 149 Antioch, TN 37013	New Owner	163020C02300 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Deborah Marie Oliverius, a single woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Britany Hobbs, Unmarried Woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 23, Unit No. 149, as described in the Master Deed and By-Laws for Autumn Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20060404-0038533, and amended in Instrument Nos. 20060419-0045063, 20061115-0141803 and 20080108-0002295, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit.
>
> Being the same property conveyed to Deborah Marie Oliverius, a single woman, by Warranty Deed from Loren A. Agee, an unmarried woman, recorded June 6, 2018 of record in Instrument No. 20180606-0054090, Register's Office for Davidson County, Tennessee.

This is improved property known as 1382 Rural Hill Road Unit 149, Antioch, Tennessee 37013.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 10/09/23.

Witness my hand this 10/ 06 /23.

Deborah Marie Oliverius

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 10/ 06 /23, before me personally appeared Deborah Marie Oliverius, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 10/ 06 /23.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 10/6/2023 (date of document).

Regina Sullo
Affiant Signature

October 12, 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 12th day of October, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

SHARON FERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026