Karen Johnson Davidson County
Batch# 1064498 DEEDWARR
10/24/2023 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20231024-0083320

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
1500 Medical Center Pky. #3A-9
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 16107013300

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER:
Oley, Inc
6 Public Square N
Murfreesboro, Tn 37130

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **TINA M. WAINSCOTT AND BOBBIE EATON JEFFERSON, BOTH UNMARRIED,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **OLEY, INC** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 55, on the Plan of Section One, McMurray Woods Addition, as shown by plat appearing of record in Book 4675, page 6 and 7, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Tina M. Brookes and Bobbie Eaton Jefferson, by Quitclaim Deed from James D. Brookes and wife, Tina M. Brookes, dated July 20, 2016, appearing of record in Instrument No. 20160720-0074746, of the Register's Office of Davidson County, Tennessee. The said Tina M. Brookes is now known as and is one and the same person as Tina M. Wainscott.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 5137 Amalie Dr, Nashville, TN, 37211.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2023 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

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Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 23 day of October, 2023.

Tina M. Wainscott
Tina M. Wainscott

Bobbie Eaton Jefferson
Bobbie Eaton Jefferson

STATE OF TENNESSEE)
COUNTY OF ~~RUTHERFORD~~ Wilson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Tina M. Wainscott and Bobbie Eaton Jefferson, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 23 day of October, 2023.

NOTARY PUBLIC

My Commission Expires: 03/03/2025

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 24 day of October, 2023.

DENNIS L LEWIS, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 4.19.25

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

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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 10-23-23 (date of document).

Affiant Signature

10-24-23
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 24 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12-19-26

NOTARY'S SEAL

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY