Karen Johnson Davidson County
Batch# 1083898 DEEDWARR
12/19/2023 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20231219-0097863

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $480,000.00 Affiant Subscribed and sworn to before me, this 15 day of December 2023. Notary Public My commission expires: 10/4/27

MICHELLE CRAWFORD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-04-2027

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Jusean Archibald	**CMG Mortgage, Inc dba CMG Home**	**096090D00800CO**
2732 Lakeland Dr	3160 Crow Canyon Rd. Ste 400	
Nashville, TN 37214	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Steven D Oleson and Jill Robertson Oleson, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jusean Archibald, an unmarried man

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 Unit No. 8, Plan of Lakeland Pointe, Horizontal Property Regime with Private Elements, as set forth in Exhibit C to the Declaration of Covenants, Conditions, and Restrictions for Lakeland Pointe, of record in Instrument No. 20160607-0057085, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Steven D Oleson and wife, Jill Robertson Oleson, by Warranty Deed from Frank Batson, Inc., dated May 9, 2017, of record in Instrument No. 20170510-0046418, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 20151211-0124987, said Register's Office.

All matters of record in Instrument 20140715-0062527, said Register's Office.

Restrictions of record in Instrument No. 20160607-0057085, said Register's Office.

HOA Charter of record in Instrument No. 20160607-0057084, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 2732 Lakeland Dr, Nashville, TN 37214.

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 in 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.

_____ Date: 12·15·23
Steven D Oleson

_____ Date: 12·15·2023
Jill Robertson Oleson

STATE OF Texas

COUNTY OF Travis

Personally appeared before me, a Notary Public of said County and State, Steven D Oleson and Jill Robertson Oleson, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2023.

CHRISTOPHER ELLIS
Notary ID #133515864
My Commission Expires
January 4, 2026

_____
NOTARY PUBLIC

My Commission Expires: Jan. 4, 2026

10

Certificate of Authenticity

I, Jennifer Russell, 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 12/15/23.
Date

Jennifer Russell
Affiant Signature

12/15/23
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 15th day of December, 2023.

Notary's Signature
My Commission Expires: 6/23/25

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

11