Karen Johnson Davidson County
Batch# 1088252 DEEDWARR
01/04/2024 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20240104-0000768

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

MAP/GROUP/PARCEL 04900013200

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER:
Kyle Biggs
5551 Kendall drive
Nashville, TN 37209

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, **OLEY, INC., A TENNESSEE CORPORATION,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **KYLE BIGGS** "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 described according to a survey made by Geo. W. Watkins, Surveyor, March 27, 1953, as follows:

BEGINNING at a point in the center line of Buena Vista Pike 253.6 feet north of the northwest corner of the school lot, being the northwest corner of the property conveyed to Saad by deed of record in Book 2103, page 298, Register's Office for said County; thence with Saad's north line, North 71 deg. 30' East 570 feet to the center line of Whites Creek; thence with the center line of the same North 18 deg. East 110 feet more or less to a point; thence South 74 deg. 15' West 640 feet to a point in the center line of Buena Vista Pike; thence with the center line of the same South 20 deg. 45' East 125 feet to the point of beginning, containing 1.45 acres, more or less.

BEING the same property conveyed to Oley Inc. by Warranty Deed from Leslie Ann Asbell Attorney in Fact for Henry Redd of record in Instrument Number 20231019-0082112, Register's Office for Davidson County, Tennessee.

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 5134 Buena Vista Pike, Nashville, TN, 37218.

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 28 day of December, 2023.

Oley, Inc.

BY: _____
Kris M. Oliver, President

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kris M. Oliver, President of Oley, Inc., 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 28 day of December 2023.

_____
NOTARY PUBLIC

BREANNA LAUX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 12-19-26

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $365,000.00 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 28 day of December, 2023.

_____
NOTARY PUBLIC

BREANNA LAUX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 12-19-26

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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 12-28-23. (date of document).

Affiant Signature

1-3-24
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 3 day of Jan., 2024

Notary's Signature

MY COMMISSION EXPIRES: 12-19-26

NOTARY'S SEAL

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY