Karen Johnson Davidson County
Batch# 1093835 DEEDWARR
01/24/2024 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20240124-0004865

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

MAP/GROUP/PARCEL 04112012300

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER:
Ryan Mclemore
1023 Westchester Dr
Madison TN 37115

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 **RYAN MCLEMORE, unmarried** "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. 137, on the Plan of Section One, Kemper Heights, as shown by plat appearing of record in Book 2331, page 65-66, 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 conveyed to Oley, Inc. by Warranty Deed from Daniel A. Allison dated October 30, 2023 and filed for record in Instrument Number 20231108-0087219, 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 1023 Westchester Dr, Madison, TN, 37115.

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 is lawfully seized and possessed of said parcel of real estate, and that his/her/their has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2024 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

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.

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 8 day of Jan., 2024.

Oley, Inc., a Tennessee corporation

BY: _____
President, Kris M. Oliver

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, a Notary Public, personally appeared Kris M. Oliver, which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Oley, Inc., a Tennessee corporation, and that he as such President, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Oley, Inc., a Tennessee corporation, by himself as President.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 8 day of Jan., 2024.

_____
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 $255,000.00 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 January, 2024.

_____
NOTARY PUBLIC

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: 10/16/2024

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Certificate of Authenticity

I, Joshua A. Terry, 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 1/8/24.

Affiant Signature – Joshua A. Terry

1/24/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/24/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27