# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1104236 DEEDWARR
02/23/2024 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20240223-0012554

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $289,900.00

Jameeka Jones
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 02/16/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

**THIS INSTRUMENT PREPARED BY**
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-3075

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>**If left blank, please use the address of the new owner** | MAP-PARCEL |
|---|---|---|
| **Raymond Olympio** | **NEW OWNER** | 034-01-0F-061-00 |
| 266 Cobblestone Place Drive | | |
| Goodlettsville, TN 37072 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Jarlecia C. Jones, A Single Woman**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Raymond Olympio, an unmarried man**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain townhome located in Davidson County, Tennessee, being Unit No. 61 of Cobblestone II Townhomes established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated under the Declaration of Covenants, Conditions and Restrictions for Cobblestone II Townhomes of record in Instrument No. 20160401-0031281, as corrected by Scrivener's Affidavit of record in Instrument No. 20170501-0042305, Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners. and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, though, or upon the land embracing the regime and the buildings thereof, said Unit being depicted on Exhibit B to said Declaration of Covenants, Conditions and Restrictions; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to Jarlecia C. Jones, a single woman by Warranty Deed from Mid-Tn Capital, LLC, a Tennessee limited liability company of record in Instrument No. 20170307-0022406 Register's Office for Davidson County, Tennessee, dated March 03, 2017 and recorded on March 07, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 266 Cobblestone Place Drive Goodlettsville, TN 37072

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 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.

Witness my hand on February 16, 2024}.

Jarlecia C. Jones, A Single Woman

**STATE OF TENNESSEE**

**COUNTY OF ~~Davidson~~ Shelby**

Personally appeared before me, a Notary Public of said County and State, Jarlecia C. Jones, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this February 16, 2024.

Notary Public

My Commission Expires: 8/3/25

PURNELL BLACKMON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

**File #: 2024-3075**

**RECORD & RETURN TO:**

**CLOSED NASHVILLE, LLC**

**278 Franklin Road, Suite 160**

**Brentwood, TN 37027**

*Please Return to:*

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 **February 16, 2024**.

Affiant Signature

**February 23, 2024**

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

**23rd** day of **February**, 20**24**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires