Prepared by and Return to:
Hywater Title
826 North Thompson Lane, Ste 2B
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 635,000.00.

Affiant

Subscribed and Sworn before me this 14th day of June , 2024.

Notary Public
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Karen Johnson Davidson County
Batch# 1148968 DEEDWARR
06/20/2024 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $2,349.50
20240620-0046113

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Anna M. Cox 94 Creighton Avenue, Nashville, TN 37206	SWBC Mortgage Corporation 117 Seaboard Lane Ste F-205 Franklin, TN 37067	083-03-1H-003-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Stephen A. Oliver, an unmarried man, and Sharon D. Oliver, a married woman, as tenants in common, with right of survivorship,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Anna M. Cox, unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit C, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1310 Porter Road, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160728-0077858, and amended in Instrument No. 20170127-0009251 and being shown on Plat attached thereto as Exhibit "B", to said Declaration and By-Laws appended thereto as Exhibit "D", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Benjamin Fair Stork and Kirstin Ohlsen Stork, husband and wife, by Warranty Deed from Mermen Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170725-0075079 Register's Office for Davidson County, Tennessee, dated July 21, 2017 and recorded on July 25, 2017.

Further, being the same property conveyed to Stephen A. Oliver, an unmarred man and Sharon D. Oliver, a married woman, as tenants in common, with right of survivorship, by Warranty Deed from Benjamin Fair Stork and Kirstin Ohlsen Stork, husband and wife, dated June 24, 2021 and recorded July 06, 2021 of record in Instrument No. 20210706-0090502, in the Register's Office of Davidson County, Tennessee.

This property has never served as the marital residence of Sharon D. Oliver.

This is [X] improved [ ] unimproved property known as 94 Creighton Avenue, Nashville, TN 37206 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 14th day of June , 2024.

Stephen A. Oliver

Sharon D. Oliver

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 14th day of June, 2024, before me personally appeared Stephen A. Oliver, Sharon D Oliver and , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of June, 2024.

Notary Signature
My commission expires: 3/23/24

ANGELA LYLES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, **Tonya Cherry,** 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 this the 14 day of June, 2024.

Affiant Signature
Date 6-14-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14 day of June, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

