WARRANTY DEED

Karen Johnson Davidson County
Batch# 1158527 DEEDWARR
07/16/2024 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,278.72
20240716-0053399

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,600.00.

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 6/23/25
(AFFIX SEAL)

LINZIE HAHN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Kris Oliver, Attorney, Advance Title of Murfreesboro, Inc., 1500 Medical Center Pkwy #3A-9, Murfreesboro, TN 37129

File No.: 2024-80305

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Taylor Nicole Hauser	New Owner	
(NAME)	(NAME)	
2801 Hydes Ferry Rd		
(ADDRESS)	(ADDRESS)	
Nashville TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Forty-Five Thousand Six Hundred And No/100 Dollars ($345,600.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, OLEY, INC., A TENNESSEE CORPORATION,, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TAYLOR NICOLE HAUSER, A SINGLE PERSON, 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 lying in Davidson County, Tennessee, and being more particularly described as follows:

BEING all of Lot No. 32, on the Plan of River Meadows, Section 2, as shown by plat appearing of record in Book 11700, page 21, 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 the same property conveyed to Oley, Inc., a Tennessee corporation, by Warranty Deed from Deborah Nichols, dated June 20, 2023, appearing of record in Instrument No. 20230621-0047179, of the Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2801 Hydes Ferry Rd, Nashville, TN 37218
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors 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 our hands this 11 day of July, 2024.

Oley, Inc.

BY: _____
Kayla Dodd, Authorized Signatory

STATE OF TENNESSEE

COUNTY OF Rutherford

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Kayla Dodd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of Oley, Inc., the within named bargainor, a corporation, and that such president or officer as such Authorized Signatory, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Authorized Signatory.

Witness my hand and seal, at office in Murfreesboro, this 11 day of July, 2024.

_____
Notary Public
Printed Name: Breanna Laux
My Commission Expires: 12-19-24

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Danielle Watson, 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 7/12/24.

Date

Danielle Watson

Affiant Signature

7/12/24

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 12th day of July, 2024

Notary's Signature

My Commission Expires: 6/23/25

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY