Karen Johnson Davidson County
Batch# 1207258 DEEDWARR
11/20/2024 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $4,162.50
20241120-0090620

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,125,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2024 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
File No. AT-24-8023	

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jodie Olive	**Jodie Olive**	
(NAME)	(NAME)	
3363 Stoners Bend Drive	**1726 Columbia Rd.**	086-00-0-016.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076	**Dickson, TN 37055**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Lineberry Properties, Inc., and Gary Merritt, an unmarried man, as tenants in common**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jodie Olive, a single woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Resubdivision of Lot 5 as shown on Resubdivision of Lot 3, Stoners Bend Business Park of record in Plat Book 8250, Page 906, 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 BP Stoners, LLC, a Tennessee limited liability company by Special Warranty Deed from Envirotest Systems Corp., a Delaware Corporation F/K/A TriLen, LLC of record in Instrument No. 20220516-0055849 Register's Office for Davidson County, Tennessee, dated May 11, 2022 and recorded on May 16, 2022, Deed of Correction recorded in Instrument No. 20220531-0062474, Attorney's Affidavit recorded in Instrument No. 20220531-0062475.

Being the same property conveyed to Lineberry Properties, Inc., and Gary Merritt, as tenants-in-common by Special Warranty Deed from BP Stoners, LLC, a Tennessee limited liability company of record in Instrument No. 20240416-0027001 Register's Office for Davidson County, Tennessee, dated April 04, 2024 and recorded on April 16, 2024.

This is property more commonly known as 3363 Stoners Bend Drive, Nashville, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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/our hand this 14 day of November, 2024.

Lineberry Properties Inc LLC, a Tennessee Limited Liability Company

By: _____
Mark Lineberry, VP, Secretary

_____
Gary Merritt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of November, 2024, before me personally appeared Mark Lineberry, VP, Secretary of Lineberry Properties Inc and Gary Merritt, 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 November, 2024.

_____
Notary Signature
My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Certificate of Authenticity

I, Holly Ray, 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 **11/14/2024**.

Date

Holly Ray

Affiant Signature

11/15/2024

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **15th** day of **November**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025