Karen Johnson Davidson County
Batch# 1207750 DEEDWARR
11/21/2024 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $943.13
20241121-0091251

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $254,900.00

Affiant

Subscribed and sworn to before me, this 23rd day of October, 2024.

Notary Public
My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Christopher Alexander Oliver **Sierra Brooke Oliver**	New Owner	**108070B13100CO**
223 Timberway Dr		
Nashville, TN 37214		

FOR AND IN 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 ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 223 Timberway Drive Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher Alexander Oliver and Sierra Brooke Oliver , husband and wife

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 in Davidson County, Tennessee, being Unit No. 131, Timber Lake Condominiums, as shown on the Exhibit to the Master Deed of record in Book 6549, Page 475 & Book 6561, Page 141, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Erin Dias, Trustee of The 223 Timberway Drive Trust, by Warranty Deed from David Hillman, unmarried, dated July 10, 2024, of record in Instrument No. 20240715-0053020, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to David Hillman, unmarried, by Warranty Deed from Miguel A Salas, married, dated August 22, 2008, of record in Instrument No. 20080826-0087648, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

HOA Charter of record in Book 6546, Page 947, said Register's Office.

Appointment of Successor Trustee for HOA/Master Deed of record in Book 8504, Page 609, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 223 Timberway Dr, Nashville, TN 37214.

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 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.

_____ Date: 10-22-24

The 223 Timberway Drive Trust
By: Erin Dias
It's: Trustee

_____ Date: _____

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The 223 Timberway Drive Trust and that she is authorized by The 223 Timberway Drive Trust to execute this instrument on its behalf.

Witness my hand, at office, this 22 day of October, 2024.

MICHELLE CRAWFORD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

_____
NOTARY PUBLIC

My Commission Expires: 10/4/27

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 10/22/24 (date of document).

Jennifer Russell
Affiant Signature

10/23/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23rd day of October 2024.

Debra Paulsson
Notary's Signature

MY COMMISSION EXPIRES: 09/19/2028

NOTARY'S SEAL

