Karen Johnson Davidson County
Batch# 1283549 DEEDWARR
06/09/2025 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20250609-0045219

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $235,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 06/06/2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES October 22, 2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2025-371-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Michael R. Olerich and Magdalene Joy Bollinger Olerich	New Owner	149-06-0A-104.00-CO
104 Okee Trail		
Antioch, TN 37013		

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,

Morgan Fontenot, a single woman

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

Michael R. Olerich and Magdalene Joy Bollinger Olerich, husband and wife

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:

Land in Davidson County, Tennessee, being Unit 104, as shown on the map entitled the Plan of Phase I Site Plan, Chinquapin, of record in Plat Book 6900, page 358, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Morgan Fontenot, a single woman by Warranty Deed from James Kevin Bard, unmarried of record in Instrument No. 20220719-0082574 Register's Office for Davidson County, Tennessee, dated July 18, 2022 and recorded on July 19, 2022.

Note: The Said Gayna Denise Bard is deceased.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 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 104 Okee Trail Antioch, TN 37013

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 June 6, 2025.

Morgan Fontenot

Morgan Fontenot

STATE OF Florida

COUNTY OF Broward

Personally appeared before me, **by audio-visual communication**, the undersigned, an online Notary Public for the State and County the aforesaid, Morgan Fontenot, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this ~~June 6, 2025~~ 06/05/2025

Jaylen C. Ford

Jaylen C Ford

Notary Public

My Commission Expires: 01/26/2029

JAYLEN C FORD
Notary Public - State of Florida
Commission # HH 630538
Expires on January 26, 2029

File #: 2025-371-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Type of identification produced: TN driver's license
Notarized remotely online using communication technology via Proof.

Affidavit of True and Original Documentation

I, Grace Tant, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Grace Tant
Certifier

State of TN

County of Rutherford

Personally, appeared before me, Lynae Wilder, a notary public for this county and state, Grace Tant, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lynae Wilder
Notary Signature

Commission Expiration: ~~October 22, 2025~~

LYNAE WILDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

(Notary Seal)