WARRANTY DEED

Karen Johnson Davidson County
Batch# 1301353 DEEDWARR
07/23/2025 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20250723-0058354

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF July, 2025

Notary Public

MY COMMISSION EXPIRES: 5/13/28 (AFFIX SEAL)

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blake Oliver and Allison Oliver	United Wholesale Mortgage, LLC	
(NAME)	(NAME)	
3622 Sabre Dr	585 South Boulevard E	133 06 0 145.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Pontiac, Michigan 48341	
(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, WE, RYAN WARD, A MARRIED MAN AND KEVIN WARD, A MARRIED MAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BLAKE OLIVER AND ALLISON 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 Lot No. 3 on the Plan of PATTERSON GARDENS, of record in Book 2083, Page 114, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 75 feet on the Easterly side of Sabre Drive, and runs back 113 feet on the Southerly line, and 170.9 feet on the Northerly line, to a dead line and measure 88.3 feet thereon.

Being the same property conveyed to Ryan Ward, an unmarried man and Kevin Ward, a married man, as tenants in common with the right of survivorship, by Warranty Deed from Brenda Joyce Thacker, of record in Instrument No. 20220726-0085109, in the Register's Office for Davidson County, Tennessee, dated July 22, 2022 and recorded on July 26, 2022.

Property has never been a marital residence for Ryan Ward or Kevin Ward.

Ryan Ward herein signed as Attorney in fact for Kevin Ward. Said Power of Attorney is of record Instrument No. 20250716-0055971 in the Registers office for Davidson County, Tennessee.

This conveyance is subject to utility easements, restrictive covenants and conditions of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 3622 Sabre Dr, Nashville, TN 37211
(House Number) (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 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.

MO2025-880

Witness my hand this 23rd day of July, 2025

RYAN WARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ryan Ward, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of July, 2025.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

Notary Public

Witness my hand this 23rd day of July, 2025

Kevin Ward By: [signature], Attorney In Fact

KEVIN WARD BY: RYAN WARD. ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ryan Ward, to me known to be the person who executed the foregoing instrument on behalf of Kevin Ward and acknowledged that he executed the same as the free act and deed of Kevin Ward.

Witness my hand and official seal this 23rd day of July, 2025.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

Notary Public

MO2025-880

Certificate of Authenticity

I, Ryan Rafoth, 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 July 23, 2025.

Date

Affiant Signature

7- 23 - 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of July, 2025.

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY