Karen Johnson Davidson County
Batch# 1485137 DEEDWARR
10/16/2026 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $549.45
20261016-0094875

WARRANTY DEED

KAYLA DODD
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 04-21-2029
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 4.21.29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Kris M. Oliver, Attorney, Advance Title of Murfreesboro, Inc.
1500 Medical Center Pkwy, 2nd Floor, Suite L, Murfreesboro, TN 37129

File No.: 2026-80710

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Golden Gate Estates LLC	Golden Gate Estates LLC	**06904009500**
(NAME)	(NAME)	
4601 Billingsgate Road	4601 Billingsgate Road	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Forty-Eight Thousand Five Hundred And No/100 Dollars ($148,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **OLEY, INC.,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GOLDEN GATE ESTATES LLC,** HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS 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 Lot No. 1, on the unrecorded Survey by C.J. Carney dated December 15, 1962 of parts of Lots 14, 15, 16 and 17 of Block "E" on the Revised Map of Fairview Subdivision, as shown by plat appearing of record in Book 1130, page 54, of the Register's Office of Davidson County, Tennessee, and being the

northerly 72.2 feet of Lot No. 14 of said recorded plan. Said Lot 1 fronts 72.2 feet on the easterly margin of Southview Drive and extends back between parallel lines 175 feet to a dead line.

BEING the same property conveyed to Eugene Flemon, unmarried, by Warranty Deed from Gregory A. Davis, dated December 13, 2007, appearing of record in Instrument No. 20080208-0013002, of the Register's Office of Davidson County, Tennessee. Being the same property further conveyed to Oley, Inc. by Warranty Deed of record in Instrument Number: 20240104-0094480, said Register's Office.

unimproved ☐
This is improved ☑ property, known as 3910 Southview Drive, 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 successors 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 successors 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 14 day of October, 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 TN, this 14 day of October, 2026.

_____
Notary Public
Printed Name: Judy Reed
My Commission Expires: 11-17-29

JUDY REED
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Kayla Dodd, 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 10-14-24 (date of document).

Affiant Signature

10-15-24
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 15 day of October, 2024

Notary's Signature

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
NOTARY'S SEAL

MY COMMISSION EXPIRES: 12-19-26