Karen Johnson Davidson County
Batch# 219122 DEEDWARR
04/17/2019 12:05:30 PM 5 pgs
Fees: $28.00 Taxes: $925.00
20190417-0035280

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $250,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12th day of April, 2019.

NOTARY PUBLIC

My commission expires: 4-13-22

MORGAN O'NEIL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Bobby Darrell Denson	SAME AS NEW OWNER	053-08-0-003.00
(NAME)	(NAME)	
2209 Lakeshore Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		

Warranty Deed

For and in Consideration of the sum of $250,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Jeffrey Todd Overby, Personal Representative of the Estate of James Roy Overby, Jeffrey Todd Overby, Trustee of the James Roy Overby Revocable Living Trust Agreement, dated December 21, 2016, Tammy Jo Duncan, Administrator C.T.A. of the Estate of Charles V. Duncan, Bradley Charles Duncan, Trustee of the Charles V. Duncan Family Testamentary Trust and Bradley Charles Duncan, Trustee of the GST Exempt QTIP Trust,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Bobby Darrell Denson**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

TRACT 1:
A small tract of land in the 4th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the northeasterly margin of Pitts Avenue, 85 feet northwest from the margin of 24th Street; thence northeasterly 150 feet to a point which is 70 feet northwest from the margin of 24th Street; thence with the margin of the same southeasterly 85 feet to the point of beginning.

TRACT 2:
Being part of the property shown on the Plan of Dabbs & Elliot Subdivision at Old Hickory as of record in Book 547, Page 127, Register' s Office of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, dated August 13, 1974, as follows:

Beginning at a point in the northeast margin of Lakeshore Drive, said point being the northwest corner of the Fred D. Moore property, as of record in Book 3497, page 201, said Register' s Office; thence North 53 deg. 35' east 150.0 feet to an iron pin; thence north 45 deg 55' west 35.58 feet to the southeasterly margin of 15 foot access easement; thence with said easement south 65 deg. 38' west 33.2 feet to a point; thence continuing along said easement, with a curve having a center line radius of 376.04 feet, a curve distance of 117.39 feet to a railroad spike on the northeasterly right-of-way of Lakeshore Drive; thence south 49 deg. 31' east along said margin 15.02 feet to the point of beginning.

Being the same property conveyed to JAMES R. OVERBY, by deed from MARTHA B. MOORE BROWN AND LORETTA M OFFSCHANKA, of record in Instrument No. 20040719-0085831 , dated July 15, 2004 , said Register's Office. Being further conveyed to JAMES B. OVERBY AND CHARLES V. DUNCAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, of record in Instrument No. 20090605-0052257, dated June 3, 2009, said Register's Office. Deed of Correction correcting TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP to TENANTS IN COMMON, of record in Instrument No. 20150213-0013277, said Register's Office. Said Charles V. Duncan having since died testate on about October 8, 2014 leaving said property to MARITAL TRUST & FAMILY U/W/O OF CHARLES V. DUNCAN , pursuant to the will of record in Probate Court of Wilson County, Tennessee, Docket No. 2014-PR-315. The said James R. Overby having since died testate on or about September 20, 2018 appointing JEFFERY TODD OVERBY PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES ROY OVERBY pursuant to the will of record in Probate Court of Wilson County, Tennessee, Docket No. 2018-PR-89.

This property is __unimproved _X_improved property known as: 2209 Lakeshore Drive, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 12th day of April, 2019.

Estate of James Roy Overby

BY: _____
Jeffrey Todd Overby, Personal Representative

The James Roy Overby Revocable Trust Agreement

BY: _____
Jeffrey Todd Overby, Trustee

Estate of Charles V. Duncan

BY: _____
Tammy Jo Duncan, Adminstrator C.T.A.

Charles V. Duncan Family Testamentary Trust

BY: _____
Bradley Charles Duncan, Trustee

GST Exempt QTIP Trust

BY: _____
Bradley Charles Duncan, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey Todd Overby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Personal Representative of the Estate of James Roy Overby, and in his capacity as such Personal Representative, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of April, 2019.

Notary Public
My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey Todd Overby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Trustee of The James Roy Overby Revocable Trust Agreement, and in his capacity as such Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of April, 2019.

Notary Public
My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tammy Jo Duncan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Administrator C.T.A. of the Estate of Charles V. Duncan, and in her capacity as such Administrator C.T.A, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of April, 2019.

Notary Public
My Commission Expires: 5-2019

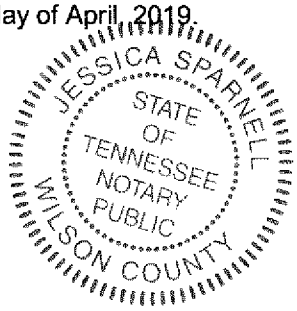
JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bradley Charles Duncan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Trustee of the Charles V. Duncan Family Testamentary Trust, and in his capacity as such Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of April, 2019.

Notary Public
My Commission Expires: 5-2019

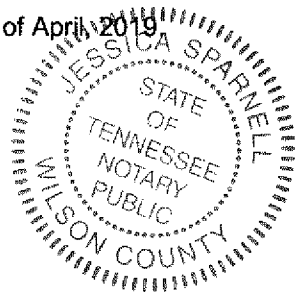


STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bradley Charles Duncan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself as Trustee of the GST Exempt QTIP Trust, and in his capacity as such Trustee, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of April, 2019.

Notary Public
My Commission Expires: 5-2019



After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY
(SEAL)