Karen Johnson Davidson County
Batch# 297504 DEEDQC
10/08/2019 08:55:23 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20191008-0102829

Prepared By

Name: Leslie Overton
Address: 500 Belle Pointe Court
Nashville
State: Tennessee Zip Code: 37221

After Recording Return To

Name: Leslie Overton
Address: 500 Belle Pointe Court
Nashville
State: Tennessee Zip Code: 37221

Send tax Bill
To: / new Owner
Ricardo Costill /
Leslie Overton
500 Belle Pointe Ct
Nashville, TN 37221

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE

DAVIDSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of zero ($ 00.00.) in hand paid to Leslie Overton, a _____, residing at 500 Belle Pointe Court, County of DAVIDSON, City of Nashville, State of Tennessee (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Leslie Overton and Ricardo Costill, a married couple, residing at 500 Belle Pointe Court, County of DAVIDSON, City of Nashville, State of Tennessee (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in DAVIDSON County, Tennessee, to-wit:

500 Belle Pointe Court, Nashville, Tennessee 37221

Map & Parcel 142 10 0B 075.00

[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Leslie Overton **Affiant**
Subscribed and sworn before me this the
8 **Day of** Oct, 2019.
aHayes, **Deputy Register**

Grantor's Signature
Leslie Overton
Grantor's Name
500 Belle Pointe Court
Address
Nashville, TN 37221
City, State & Zip

Grantor's Signature
Brick Costill
Grantor's Name
500 Belle Pointe Ct
Address
Nashville, TN 37221
City, State & Zip

In Witness Whereof,

Witness's Signature
Lukas Parrish
Witness's Name
5133 Harding Pike
Address
Nashville, TN 37205
City, State & Zip

Witness's Signature
Vernon E Billups Sr
Witness's Name
5133 Harding Pike
Address
Nashville, TN 37205
City, State & Zip

STATE OF TENNESSEE)

COUNTY OF Davidson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leslie Overton whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 4 day of July, 2019.

TRACY LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: March 7, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 75, BELLE POINTE, PHASE IV, a Planned Unit Development, as shown on plat of record in Plat Book 6900, Page 44, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to the within named grantor(s) by Deed recorded simultaneously herewith in Book _____, page _____ or Instrument No. 20110630000500 30, Register's Office for said County.

Nashville / Davidson County Parcel Viewer



May 21, 2019

1:564

0 0.005 0.01 0.02 mi

0 0.01 0.02 0.04 km

polygonLayer

- Override 1
- Ownership Parcels
- Planned Unit Development
- Zoning

Nashville Planning Department, MetroGIS
Metro GIS

Made by: Metro GIS

WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00 Affiant Subscribed and sworn to before me, this 28th DAY OF June, 2011. Notary Public MY COMMISSION EXPIRES: 10·16·11 (AFFIX SEAL)
G-RA-11-500	

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC 2012 21st Avenue South Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie L. Overton	PRIMELENDING, A PLAINSCAPITAL COMPANY	
500 Belle Pointe Court (ADDRESS)	18111 Preston Rd., Ste. 900 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Dallas, TX 75252 (CITY) (STATE) (ZIP)	142-10-B-75.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN MASON HOUGHLAND, III,* hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LESLIE L. OVERTON,* hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: *unmarried person *unmarried person

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 75, BELLE POINTE, PHASE IV, A PLANNED UNIT DEVELOPMENT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 44, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JOHN MASON HOUGHLAND, III BY WARRANTY DEED FROM GWEN S. LEUTHOLD, A SINGLE PERSON, RECORDED ON THE 27TH DAY OF JANUARY, 2005 IN INSTRUMENT NO. 20050127-0010247, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF OF BELLE POINTE, PHAS IV OF RECORD IN PLAT BOOK 6900, PAGE 44; RESTRICTIONS OF RECORD IN BOOK 6689, PAGE 772, BOOK 6702, PAGE 409, BOOK 6774, PAGE 774, BOOK 6862, PAGE 292, BOOK 6959, PAGE 766 AND INSTRUMENT NO. 20051027-0130021; BY-LAWS OF RECORD IN BOOK 6689, PAGE 772 (PAGE 783), BOOK 7409, PAGE 224, BOOK 7851, PAGE 215, BOOK 9313, PAGE 443 AND INSTRUMENT NO. 20020130-0013252; EASEMENT FOR THE FLOW OF LONG BRANCH; 12 INCH SEWER AS SHOWN ON THE PLAT OF CREEKWOOD RECORDED IN BOOK 6762, PAGE 261 AND CORRECTED IIN BOOK 8016, PAGE 858; DEED TO HOA OF RECORD IN BOOK 6999, PAGE 982 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 500 Belle Pointe Court, Nashville, Tennessee 37221
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL CARRETT, Davidson County
Trans:T20110039157 DEEDWARR
Recvd: 06/30/11 10:09 2 pgs
Fees:13.00 Taxes:499.50
20110630-0050030

Witness my/our hand(s) this 28th day of June, 2011.

John Mason Houghland, III

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Mason Houghland, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of June, 2011.

Notary Public

My Commission Expires: 10.16.17

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903