39B

WARRANTY DEED

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,000.00.

Cynthia H Weaver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF ~~OCTOBER~~ 2019.

Notary Public

MY COMMISSION EXPIRES: 3/8/22
(AFFIX SEAL)

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 301033 DEEDWARR
10/15/2019 03:14:05 PM 2 pgs
Fees: $13.00 Taxes: $1,550.30

20191015-0105685

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-091611

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Elizabeth Adams and Edward BerneT	United Wholesale Mtg	083-08-0-N-001.00
(NAME)	(NAME)	
1005A Mitchell Rd	585 S ~~1005A Mitchell Rd~~ Blvd E	~~083-08-0-187.00~~
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Pontiac, MI 48341 ~~Nashville, TN 37206~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Nineteen Thousand And No/100 Dollars ($419,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DAVID B. STEUNEBRINK AND WIFE, PAMELA STEUNEBRINK, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELIZABETH ADAMS AND EDWARD BERNET, WIFE AND HUSBAND, 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 Unit A of Homes at 1005 Mitchell Road, a horizontal property regime with private elements as shown on the site plan attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Homes at 1005 Mitchell Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037329, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the portion of the same property conveyed to W.R. Overstreet et ux Betty J. Overstreet by Warranty deed from Jack Beasley, a Widower and single man of record in Book 6245, page 77, Register's Office for Davidson County, Tennessee, dated February 28, 1984 and recorded on March 8, 1984.

William Reed (W.R.) Overstreet was vested title in Final Decree of Divorce recorded at Instrument No. 20080228-0019575.

William R. Overstreet died February 18, 2011 leaving the property to the William R. Overstreet Testamentary Trust in his Will Probated at Docket No. 11P595.

Being the portion of the same property conveyed to Tommy Overstreet, Trustee of the William R. Overstreet Testamentary Trust by Executor's Quitclaim deed from William R. Overstreet, deceased of record in Instrument No. 20170612-0058393 Register's Office for Davidson County, Tennessee, dated June 6, 2017 and recorded on June 12, 2017.

Being the portion of the same property conveyed to David B. Steunebrink, a married man by Warranty deed from Tommy Overstreet, Trustee of the William R. Overstreet Testamentary Trust of record in Instrument No. 20190102-0000177 Register's Office for Davidson County, Tennessee, dated December 27, 2018 and recorded on January 2, 2019.

Being the portion of the same property conveyed to David B. Steunebrink and wife, Pamela Steunebrink by Quitclaim deed from David B. Steunebrink, a married man of record in Instrument No. 20190102-0000179 Register's Office for Davidson County, Tennessee, dated December 31, 2018 and recorded on January 2, 2019.

unimproved ☐
This is improved ☒ property, known as 1005A Mitchell Rd, Nashville, TN 37206
(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 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness David B. Steunebrink and WIFE, Pamela Steunebrink this 11 day of Oct, 2019.

David B. Steunebrink

Pamela Steunebrink

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 11th day of October, 2019, before me personally appeared David B. Steunebrink and Pamela Steunebrink, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th day of October, 2019.

Notary Public

My Commission Expires: 10·12·19

(SEAL)

LAURA PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires