WARRANTY DEED

Karen Johnson Davidson County
Batch# 314582 DEEDWARR
11/12/2019 01:14:30 PM 4 pgs
Fees: $23.00 Taxes: $1,169.20
20191112-0116514

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6TH DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Shaddox	New Owner	
(NAME)	(NAME)	82-3 514
1114 North 5th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **MICHAEL OVERTON AND PATRICIA TUCK AND HARVEY OVERTON, JR. AND LARRY OVERTON AND JEROME OVERTON AND LINDA BENDER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EMILY SHADDOX, UNMARRIED,** 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. 60 and the Southerly 24 feet of Lot 59 on the Plan of Oakwood Park, of record in plat Book 421, page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 60 and the southerly part of Lot No. 59 front together 55 feet on the westerly side of North Fifty Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Michael Overton and Patricia Tuck and Harvey Overton, Jr. and Larry Overton and Jerome Overton and Linda Bender by deed from Michael Overton, Executor of the Estate of Allene Anthony Overton, of record in Instrument No. 20190716-0069566, Register's Office for Davidson County, Tennessee.

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

unimproved _
This is improved x property, known as 1114 North 5th Street, Nashville, TN 37207
(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.

Witness my hand this 6th day of November, 2019

MICHAEL OVERTON

Patricia Tuck by Michael Overton
Attorney in Fact

PATRICIA TUCK

BY: MICHAEL OVERTON, ATTORNEY IN FACT

Harvey Overton, Jr. by Michael Overton
Attorney in Fact

HARVEY OVERTON, JR.

BY: MICHAEL OVERTON, ATTORNEY IN FACT

Larry Overton by Michael Overton
Attorney in Fact

LARRY OVERTON

BY: MICHAEL OVERTON, ATTORNEY IN FACT

Jerome Overton by Michael Overton
Attorney in Fact

JEROME OVERTON

BY: MICHAEL OVERTON, ATTORNEY IN FACT

Linda Bender by Michael Overton
Attorney in Fact

LINDA BENDER

BY: MICHAEL OVERTON, 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 Michael Overton, 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 6th day of November, 2019.

Notary Exp. 10/2/23

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 6th day of November, 2019, before me personally appeared Michael Overton, to me known to be the person who executed the foregoing instrument on behalf of Patricia Tuck and Harvey Overton, Jr. and Larry Overton and Jerome Overton and Linda Bender and acknowledged that he executed the same as the free act and deed of Patricia Tuck and Harvey Overton, Jr. and Larry Overton and Jerome Overton and Linda Bender.

Witness my hand and official seal this 6th day of November, 2019.

Notary Exp 10/2/23

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Return to:

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street

Nashville, TN 37206

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

