WARRANTY DEED

Karen Johnson Davidson County
Batch# 406688 DEEDWARR
05/27/2020 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20200527-0054488

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$335,000.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of May, 2020.

Notary Public

My commission expires: 11/8/22
(AFFIX SEAL)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jennifer Overfield	**Synovus Bank**	**Map 117-07-0-H Parcel 009.00co**
3364 Hillsboro Pike	**800 Shades Creek Pkwy MS101**	
Nashville, TN 37215	**Birmingham,AL 35209**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Verle Duane Mason Jr. and Tammy Lynn Mason, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer Overfield, an unmarried woman

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 No. 3364, on the Plan of Roderick Square Condominiums, a Horizontal Property Regime, as established by Master Deed of record in Book 6867, Page 385, and as shown on the plan of record in Plat Book 6250, Page 928, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Verle Duane Mason, Jr. and Tammy Lynn Mason, husband and wife, by Deed dated February 23, 2017 from Cathy McCallum, unmarried, of record in Instrument No. 20170302-0020595, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Verle Duane Mason, Jr., pursuant to a Power of Attorney executed by him on the 7th day of May, 2020, of record in Instrument No. 202005270054487, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 6250, Page 928, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Master Deed of Roderick Square Condominiums, of record in Book 6867, Page 385 and By-Laws of Roderick Square Homeowners' Association, Inc. appended thereto in Book 6867, Page 394, Register's Office for Davidson County, Tennessee. (3) Charter of Roderick Square Condominiums of record in Instrument No. 20121203-0110932, Register's Office for Davidson County, Tennessee. (4) Storm Water Detention Agreement of record in Book 6601, Page 519, said Register's Office. (5) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **3364 Hillsboro Pike, Nashville, TN 37215**

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 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/our hand(s) this **15th** day of **May, 2020.**

Verle Duane Mason Jr. by Tammy Lynn Mason, Attorney-in-Fact

Verle Duane Mason Jr. by Tammy Lynn Mason, Attorney-in-Fact

Tammy Lynn Mason

Tammy Lynn Mason

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Tammy Lynn Mason,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **May, 2020.**

Diana D. Aubin

Notary Public

My Commission Expires: 10-7-23

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of May, 2020, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Tammy Lynn Mason**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Verle Duane Mason Jr.**, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Verle Duane Mason Jr.**, for the purpose therein contained, by signing the name of **Verle Duane Mason Jr.**, by herself as Attorney-in-Fact. Witness my hand and official seal.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **May, 2020.**

Diana D. Aubin

Notary Public

My Commission Expires: 10-7-23

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Certificate of Authenticity

I, Steven Disser, 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.

Signature

State of TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

202005270054488