This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-7056

Karen Johnson Davidson County
Batch# 409969 DEEDWARR
06/04/2020 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20200604-0057365

KELSEY RENEE HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 08, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of May, 2020.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Daniel S. Nollner Aminah H Alhassan 1221 Brenner Drive Nashville TN 37221	Gaurenteed Rate Inc. 3940 N Ravenswood Chicago IL 60613	141-12-0B-057.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Keith A. Overbay, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Daniel S. Nollner, a single man and Aminah H. Alhassan, a single woman**, hereinafter called the Grantee(s), his/her/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. 50 on the Plan of Southampton, Phase 3 of record in Plat Book 5200, Pages 689 and 690, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Keith A. Overbay, an unmarried man, by deed from Marshall W. Millikin and wife, Deborah E. Leinart, of record in Instrument No. 20110523-0039444, Register's Office for Davidson County, Tennessee, dated May 18, 2011 and recorded on May 23, 2011. (Value or consideration shown in aforementioned deed $189,000.00.)

This is improved property located at: **1221 Brenner Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of May, 2020.

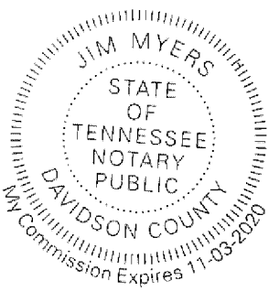
GRANTOR:

Keith A. Overbay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Keith A. Overbay, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of May, 2020.



Notary Public
My Commission expires: _____

True Copy Certification

I, HILLARY SMITH , 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.

Settlement Agent:
McMichael & Gray, PC

BY: _____
Hillary Smith

State of Tennessee

County of Davidson

Personally appeared before me, Cody R. Galaher, a notary public for this county and state, Hillary Smith 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: 9-2-2021
(Notary Seal)

CODY R. GALAHER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2021