Karen Johnson Davidson County
Batch# 431924 **DEEDWARR**
07/07/2020 12:05:28 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20200707-0073069

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 8-4-20
(AFFIX SEAL)

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 1612 Westgate Circle, STE 115, Brentwood, TN 37027

File No.: TN-20-05566

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Robert W. Overholt and Lindsey M. Overholt	NEW OWNERS	
(NAME)	(NAME)	
2786 River Bend Drive	2786 River Bend Dr.	062-02-0A-212.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Thousand And No/100 Dollars ($300,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SAMUEL J. DIONNE-KEAY AND WIFE, ADRIENNE M. DIONNE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT W. OVERHOLT AND LINDSEY M. OVERHOLT, HUSBAND AND WIFE** 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. 335 on the Plan of River Trace Estates, Phase 1, Section 3, of record in Plat Book 6900, Page 615, 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 Samuel J. Dionne-Keay and wife, Adrienne M. Dionne by Warranty Deed from Jacob Strang and wife, Ashley Strang of record in Instrument No. 20130401-0031611 Register's Office for Davidson County, Tennessee, dated March 28, 2013 and recorded on April 01, 2013.

unimproved ☐
This is improved ☒ property, known as 2786 River Bend Drive, Nashville, TN 37214
(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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

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 Samuel J. Dionne-Keay and wife, Adrienne M. Dionne this 29 day of June, 2020.

Samuel J. Dionne-Keay

Adrienne M. Dionne

STATE OF TENNESSEE

COUNTY OF Williamson

I, Thomas Vorholt II, a Notary Public for the of and State of , do hereby certify that Samuel J. Dionne-Keay and wife, Adrienne M. Dionne personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th of June, 2020.

Notary Public

My Commission Expires: 6-4-20

(SEAL)

THOMAS VORHOLT II
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY