39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 449114 DEEDWARR
08/03/2020 03:31:06 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00

20200803-0085587

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/8/22

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-5300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Meaghan Alexandria Bristow	Renasant Bank	081-03-OJ-002.00-CO
(NAME)	(NAME)	
1403 Cecilia Avenue	2001 Park Place N #150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Birmingham, AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 Lauren Michele Overby and Jarrod Franklin Overby, wife and husband**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Meaghan Alexandria Bristow, an unmarried person,** hereinafter called the GRANTEE(S), his/her/their 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 "B", on the Horizontal Property Regime for Homes at 2137 14th Avenue North, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160210-0012823, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Lauren Michele Irving, and Jarrod Franklin Overby, as tenants in common with right of survivorship by Warranty Deed from Kristen Mueller, a single woman, dated 03/02/2018 and recorded 03/06/2018, of record in Instrument 201803060020902, Register's Office for Davidson County, Tennessee.

The said Lauren Michele Irving and Jarrod Franklin Overby, having since married each other. The said Lauren Michele Irving is now known as Lauren Michele Overby.

Subject To (1) All matters shown on the plat of record in Plat Book 57, Page 26, (2) Covenants, conditions, easements and restrictions recorded in Instrument 201602100012823, (3) Charter of Homes at 2137 14th Avenue North Hoa, Inc of record in Instrument 201602100012822, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1403 Cecilia Avenue, Nashville, TN 37208
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 30th day of July, 2020.

Lauren Michele Overby

Lauren Michele Overby

Jarrod Franklin Overby

Jarrod Franklin Overby

State of Virginia

County of Chesapeake City

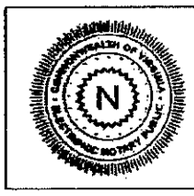
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lauren Michele Overby and Jarrod Franklin Overby**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of July, 2020.

Richard William Parker

Notary Public

My Commission Expires: 05/31/2024



Richard William Parker

REGISTRATION NUMBER
7207725
COMMISSION EXPIRES
May 31, 2024

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Notarized online using audio-video communication

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY