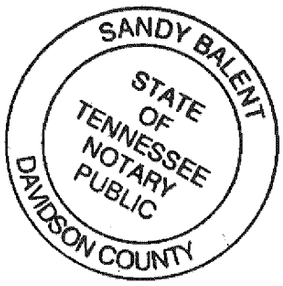
20201582R



STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Becky Bureer
Affiant

Subscribed and sworn to before me, this the 10th day of September, 2020.

Sandy Balent
Notary Public

My commission expires: 10-2-23

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Karen Johnson Davidson County
Batch# 475362 DEEDWARR
09/14/2020 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20200914-0104762

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Tom Beeri	NEW OWNER	**131-03-0P-002.00-C**
1912 Overhill Drive		
Nashville, TN 37215		

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, WE,

Anne J. Ruark, an unmarried woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tom Beeri

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being a condominium apartment known as Unit No. 2 of Lone Oak at Overhill, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Lone Oak at Overhill, of record as Instrument No. 20040422-0045653, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration.

Being a portion of the same property conveyed to DNA Music City Properties, LLC by Warranty deed from Verney Wayne Boyett and wife Deborah Boyett of record in Instrument No. 20030916-0135712, Register's Office for Davidson County, Tennessee, dated September 15, 2003 and recorded on September 16, 2003.

Being a portion of the same property conveyed to James D. Wamble and Alisa S. Wamble by Quitclaim deed from DNA Music City Properties, LLC of record in Instrument No. 20050901-0104958 Register's Office for Davidson County, Tennessee, dated August 29, 2005 and recorded on September 01, 2005.

Being a portion of the same property conveyed to DNA Music City Properties, LLC by Quitclaim deed from James D Wamble and Alisa S. Wamble of record in Instrument No. 20051229-0156106 Register's Office for Davidson County, Tennessee, dated December 28, 2005 and recorded on December 29, 2005.

Being the same property conveyed to Anne J. Ruark and Rudy Ruark by Warranty deed from DNA Music City Properties, LLC of record in Instrument No. 20171115-0117389, Register's Office for Davidson County, Tennessee, dated November 8, 2017 and recorded on November 15, 2017

Rudy Ruark has since died.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_x_) unimproved (____) property known as 1912 Overhill Drive, 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 GRANTEE(S), their heirs and 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), 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 HANDS EFFECTIVE AS OF 10th day of September, 2020:

Anne J. Ruark

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Anne J. Ruark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 10th day of September, 2020.

My Commission Expires: 5/18/24

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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