Karen Johnson Davidson County
Batch# 489880 DEEDWARR
10/06/2020 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20201006-0115541

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: July 24, 2023

(AFFIX SEAL)

R-P-20-610

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Drew Ringley and Emily Moore	New Owner	
(NAME)	(NAME)	**091-15-OE-006.00-CO**
610 Centerpoint Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 consideration, the receipt of which is hereby acknowledged, **MARY CHANDLER OVERSTREET, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DREW RINGLEY, UNMARRIED, AND EMILY MOORE, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 6, Richland Station, as shown in Declaration of Covenants, Conditions, and Restrictions recorded in Instrument No. 20140213-0012916, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mary C. Carillon, an unmarried woman by Warranty deed from Richard Station, LLC of record in Instrument No. 20151106-0113093 Register's Office for Davidson County, Tennessee, dated November 03, 2015 and recorded on November 06, 2015.

The said Mary C. Carillon having since married and is now known as Mary Chandler Overstreet.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 421, Page 18, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20140213-0012916, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument Number 20140213-0012915, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20131122-0120386, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers/Storm Drainage of record in Book 5756, Page 615, in the Register's Office for Davidson County, Tennessee.
- Storm Water Easement of record in Book 1711, Page 486, in the Register's Office for Davidson County, Tennessee.
- Unrecorded Sewer Easement referenced of record in Book 7791, Page 254, and Book 4418, Page 756, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **610 Centerpoint Lane, Nashville, Tennessee 37209**.

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 hand(s) this the 29th DAY OF SEPTEMBER, 2020.

Mary Chandler Overstreet by Adam Jefferson as Attorney in Fact

Steven Ray Overstreet by Adam Jefferson as Attorney in Fact

Steven Ray Overstreet, spouse of Mary Chandler Overstreet, hereby joins in this conveyance and does transfer and convey any and all marital interest Steven Ray Overstreet may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARY CHANDLER OVERSTREET and STEVEN RAY OVERSTREET as per the Power of Attorney recorded simultaneouslv herewith of record in Instrument Nos. 202010060115539 and 202010060115540, and who acknowledged he/she/they executed the same as the free act and deed of the said MARY CHANDLER OVERSTREET and STEVEN RAY OVERSTREET.

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

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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