Karen Johnson Davidson County
Batch# 503039 DEEDWARR
10/29/2020 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,978.50
20201029-0125626

35702

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829627**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $805,000.00. Affiant Subscribed and sworn to before me, this 16th day of October, 2020. Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: William Overton and Elizabeth Overton 118 39th Avenue North Nashville TN 37209	Send Tax Bills To: New Owner 118 39th Avenue North Nashville, TN 37209	Tax Information: Tax Parcel ID No. 104-01-0-288.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan Thomas Holt and Erin Steinbruchel Holt, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **William Douglas Overton and Elizabeth Greenberg Overton, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 75, as shown on the map entitled West Grove Subdivision, of record in Plat Book 421, page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RYAN THOMAS HOLT and ERIN STEINBRUCHEL HOLT, HUSBAND AND WIFE, by deed from MIKE HAUN and ALLYSON HAUN, HUSBAND AND WIFE, of record in Instrument No. 20110602-0042247 , dated June 1, 2011 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 104-01-0-288.00.

Matters shown on the Plan of record in Plat Book 421, page 109, said Register's Office.

This is improved property located at 118 39th Avenue North Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 16th day of October, 2020.

Ryan Thomas Holt

Erin Steinbruchel Holt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan Thomas Holt and Erin Steinbruchel Holt, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of October, 2020.

RYAN DIECK
STATE OF TENNESSEE
NOTARY PUBLIC
MAY 7 2024

Notary Public

My Commission Expires: May 7, 2024

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

