Karen Johnson Davidson County
Batch# 526962 DEEDWARR
12/08/2020 03:32:07 PM 2 pgs
Fees: $13.00 Taxes: $1,193.25
20201208-0143040

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3404

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,500.00

Affiant

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 1st day of December, 2020

Notary Public

Commission Expires:

Address of New Owner	Send Tax Bills To:	Map & Parcel
Calihillbilly Charters LLC 4921 Whites Creek Pike Nashville, TN 37189	New Owner	030-00-0-025.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Dewayne Overby and Alyssia Overby, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Calihillbilly Charters LLC

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:

Two tracts of land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, as follows:

TRACT NO. 1: Being Tract No. 2 on the Plan of J. W. Hobbs Subdivision of part of the Old Garrison Lanier Farm, not of record, described according to a survey made by Norris H. Hickerson, Surveyor, as follows: Beginning on the northeasterly margin of Whites Creek Pike at a point 153 feet southeast of the southeasterly line of the property conveyed to Ellis M. Linder and wife, by deed from J. W. Hobbs and wife, of record in Book 2089, Page 309, Register's Office for said County, being the corner of Tracts Nos. 1 and 2; thence with the line between said two tracts North 38 degrees 10 minutes East 320 feet; thence South 51 degrees 50 minutes East 125 feet to the corner of Tracts Nos. 2 and 3; thence with the line between said two tracts, South 38 degrees 10 minutes West 320 feet to the northeasterly margin of Whites Creek Pike; thence with same North 51 degrees 50 minutes West 125 feet to the beginning.

TRACT NO. 2: Being the easterly 10 feet of Lot No. 1 on the Plan of J. W. Hobbs Subdivision of part of the Old Garrison Lanier Farm, not of record, and also a tract of land in the rear of Lots Nos. 1 and 2, described together according to a survey made by Hickerson-Miller, Engineers, August 10, 1955, as follows: Beginning on the northeasterly margin of Whites Creek Pike at the southwest corner of the property conveyed to William H. Cook and wife, by deed from J. W. Hobbs and wife, of record in Book 2394, Page 539, Register's Office for said County, being the corner of Lots Nos. 1 and 2; described together according to a survey made by Hickerson Miller, Engineers, August 10, 1955, as follows: Beginning on the northeasterly margin of Whites Creek Pike at the southwest corner of the property conveyed to William H. Cook and wife, by deed from J. W. Hobbs and wife, of record in Book 2394, Page 539, Register's Office for said County, being the corner of Lots

Nos. 1 and 2; thence with the line between said two lots North 38 degrees 10 minutes East 320 feet to an iron pin; thence South 51 degrees 50 minutes East 125 feet to an iron pin at the corner of Lots Nos. 2 and 3; thence North 38 degrees 10 minutes East 202 feet to an iron pin; thence North 51 degrees West 135 feet to an iron pin; thence South 38 degrees 10 minutes West 204 feet to an iron pin in the northerly line of said Lot No. 1; thence South 38 degrees 10 minutes West 320 feet to the northeasterly margin of said Whites Creek Pike; thence with same southeastwardly 10 feet to the beginning.

Being the same property conveyed to Dewayne Overby and Alyssia Overby, husband and wife, by Quitclaim Deed from Dana Buford Swah, of record in Instrument No. 20160414-0035847, Register's Office for Davidson County, Tennessee, dated April 14, 2016 and recorded on April 14, 2016.

Being also known as 4921 Whites Creek Pike, Nashville, Tennessee 37189.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4921 Whites Creek Pike, Nashville, TN 37189

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 1st day of December, 2020.

Dewayne Overby

Alyssia Overby

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dewayne Overby and Alyssia Overby** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 1st day of December, 2020.

BRETT MONTGOMERY
TENNESSEE NOTARY PUBLIC
WILLIAMSON

Notary Public
My Commission Expires: 7/29/2024