WARRANTY DEED

Karen Johnson Davidson County
Batch# 594092 DEEDWARR
03/17/2021 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,376.40
20210317-0035373

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $372,000.00.

Affiant

Subscribed and sworn to me on 03/15/21.

NOTARY PUBLIC
My Commission Expires: 11-6-2024

PATRICIA S HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Steven S. Nelson Leila D. Nelson John A. Ray 4121 Barnes Cove Court Antioch, TN 37013	Pinnacle Bank 150 3rd Avenue South Suite 1000 Nashville, TN 37201	173 09 0B 099.

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, William Overby and Luann Overby, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Steven S. Nelson and Leila D. Nelson, husband and wife, and John A. Ray, a married man, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 308, BARNES COVE, SECTION TWO, as shown on plat of record in Instrument No. 20040604-0065966, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed by Warranty Deed from Susan Crossley to William Edwin Overby and Luann Overby as recorded on February 16, 2018 in Instrument No. 20180216-0015409, Register's Office for Davidson County, Tennessee.

This is improved property known as 4121 Barnes Cove Court, Antioch, Tennessee 37013.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand and official seal on 03/15/21

William Overby

Luann Overby

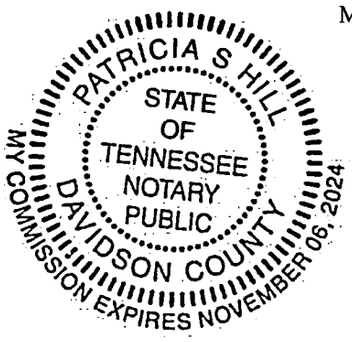
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 03/15/21, before me personally appeared William Overby and Luann Overby, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 03/15/21

NOTARY PUBLIC

My Commission Expires 11/6/24



Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY