WARRANTY DEED

Karen Johnson Davidson County
Batch# 617127 **DEEDWARR**
04/16/2021 02:09:48 PM 2 pgs
Fees: $13.00 Taxes: $148.00

20210416-0051339

DM-SB-FSBO-21-278

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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)
Kevin E. Dunn	**New Owner**	
(NAME)	(NAME)	**148 09 0 062.00**
86 Valley Forge		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **THE ESTATE OF THOMAS STERLING OVERTON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN E DUNN,** 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 Lot No. 2 as shown on the map entitled Marjorie Chambers Overton Subdivision, of record as Plat Book 6050, Page 437, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas Sterling Overton, Unmarried by Warranty deed from P. Baxter Overton, Trustee of the Marjorie C. Overton Living Trust Agreement dated October 30, 2009 and P. Baxter Overton, Executor of the Estate of Marjorie C. Overton, of record in Instrument No. 20100416-0028911, in the register's Office of Davidson County, Tennessee, dated April 16, 2010 and recorded on April 16, 2010.

The said Thomas Sterling Overton having since died in testate on September 30th, 2020, leaving Michael Scott Overton as his heir at law as noted in Affidavit of Heirship of Record in Instrument No. 20210416-0051338, Register's office for Davidson County, TN. Probate has been opened for said estate in Probate Case No. 20P1738, Chancery Court Probate Division for Davidson County, TN.

This conveyance is subject to:

- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Marjorie Chambers Overton Subdivision, as recorded in Plat Book 6050, Page(s) 437.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6411, Page 327.
- Easement for Driveway, recorded in Book 8372, Page 439.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **278 Haywood Lane, Nashville, Tennessee 37211**.

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 14 DAY OF APRIL, 2021.

The Estate of Thomas Sterling Overton

BY: Michael Scott Overton

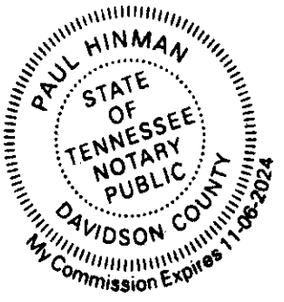
Michael Scott Overton
Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL SCOTT OVERTON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the ADMINISTRATOR of THE ESTATE OF THOMAS STERLING OVERTON the within named bargainor,an Estate, and that he/she as such ADMINISTRATOR executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



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