WARRANTY DEED

Karen Johnson Davidson County
Batch# 617129 DEEDWARR
04/16/2021 02:11:39 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20210416-0051342

DM-SB-FSBO-21-280

LAUREN JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires APR 17 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10.17.21
(AFFIX SEAL)

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)
Equity Trust Company Custodian FBO David Kessler IRA	**New Owner**	
(NAME) **540 St John Pl**	(NAME)	**148 09 0 194**
(ADDRESS) **Franklin, TN 37064**	(ADDRESS)	
(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 **EQUITY TRUST COMPANY CUSTODIAN FBO DAVID KESSLER IRA,** 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. 1 on the Plan of Marjorie Chambers Overton Subdivision of record in Book 6050, Page 437, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said property also being known as follows:

Being a tract of land shown on Property Map 148-9, Assessor's Office, Davidson County, Tennessee, bounded in general by Haywood Lane on the south, Bill Benefield on the west, Robert Bozman on the north, and the Marjorie Overton remainder on the east, more particularly described as follows:

Beginning at a concrete monument on the north margin of Haywood Lane, said monument being Bill Benefield's southeast corner, and being the southeast corner of Reserved Parcel 1 of the Haywood Heights Subdivision, Section 1; thence leaving Haywood Lane and with Benefield's east line, running generally with the fence, north 25 degrees, 31 minutes, 00 seconds east 367 .10 feet to concrete monument, the common corner between Benefield and Robert Bozman, and being located in the south line of Lot 49 of the Haywood Heights Subdivision, Section 2; thence leaving Benefield and with Bozman's south line, running generally with the fence, south 82 degrees, 55 minutes, 00 seconds east 167.28 feet to an iron pin; thence leaving Bozman and with 3 new lines south 25 degrees, 31 minutes, 00 seconds west 145.52 feet to an iron pin; north 82 degrees, 55 minutes, 00 seconds west 38.16 feet to an iron pin; south 27 degrees, 04 minutes, 58 seconds west 190.18 feet to an iron pin on the north margin of Haywood Lane; thence with said margin south 83 degrees, 50 minutes, 00 seconds west 137.84 feet to the point of beginning containing 1.09 acres, more or less.

Being the same property conveyed to Thomas Sterling Overton by quitclaim deed from Lesa P. Overton, dated December 31, 1999, and recorded January 25, 2000, in Instrument No. 20000125-0008277, Register's Office for Davidson County, Tennessee. Thomas Sterling Overton has since died intestate on or about September 30, 2020. His estate entered in the 7th Circuit Court for Davidson County, Tennessee, Probate Division as docket No. 20P1738.

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 Plan of Marjorie Chambers Overton Subdivision, as recorded in Plat Book 6050, Page(s) 437.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Haywood Heights, as recorded in Plat Book 2330, Page(s) 96.
- 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: **280 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

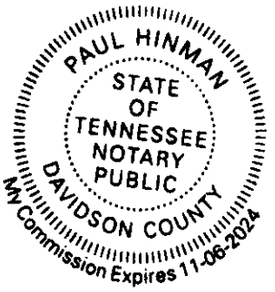
Michael Scott Overton
Administrator

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:
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Nashville, TN 37212