Karen Johnson Davidson County
Batch# 656674 DEEDWARR
06/15/2021 08:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,154.03
20210615-0080156

Send Tax Statements To:
New Owner

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Thomas Overton
497 Huntington Ridge Drive
Nashville, TN 37211

From Information Furnished By
The Parties

Map and Parcel 161-11-0A-120.00-CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

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, the undersigned, **STRAWN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, has this day bargained and sold and does hereby transfer and convey unto, **THOMAS B OVERTON, AN UNMARRIED MAN AND LIZA A DRAKE, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Being all of Unit No. 120, on the plan of Final Plat Revision One Huntington Ridge Townhouse Condominiums, according to plat and survey appearing of record in Book 9700, page 846 which revised plat of record in Book 4675, page 9, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Strawn Properties, LLC, a Tennessee Limited Liability Company, by deed from Samuel K Bulle, an Unmarried Man and Pam Bulle, a Married Woman, dated October 27, 2017, appearing of record in Instrument No. 20171129-0121889, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Book 4729, page 687, amended in Book 4889, page 905 and in Book 5394, page 243; By-Laws of record in Book 7423, page 762, amended in Instrument No. 200803240029069, Instrument No. 201103310024865, and in Instrument No. 201307240076332; Charter of Huntington Ridge Townhouse Homeowners Association of record in Book 4729, page 682 and in Book 4890, page 84; Stormwater Detention Agreements of record in Book 9732, page 308, Book 9732, page 551, Book 9775, page 308, and Book 11345, page 59; Master Deed of Huntington Ridge Homeowners Association of record in Book 4529, page 827; Dedication of Common Areas to HOA of record in Book 4742, page 570; Grant of Easement of record in Instrument No. 20140902-0079897; Easements and restriction of record in Book 4499, page 443; Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; and to any and all matters shown on said plat and survey of record in Plat Book 9700, page 846 which revised plat of record in Book 4675, page 9; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **THOMAS B OVERTON, AN UNMARRIED MAN AND LIZA A DRAKE, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

unencumbered, except for the lien of the 2021 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 11th day of June, 2021.

Strawn Properties, LLC,
A Tennessee Limited Liability Company

BY:_____
Lance Strawn, Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Lance Strawn**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Chief Manager of Strawn Properties, LLC, a Tennessee Limited Liability Company**, the bargainor, and that he as such Manager, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained, by signing the name of the Limited Liability Company by himself as its Manager.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 11th day of June, 2021.

Lindsay W Walker
NOTARY PUBLIC
My Commission Expires: 3/15/25

LINDSAY W. WALKER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $311,900.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

Kirsten Virden
AFFIANT

SWORN to and subscribed before me,
this 11th day of June, 2021.

Rachel Marie Collins
NOTARY PUBLIC
My Commission Expires: 3.6.2024

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

