This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Matthew J. Overton
7007 LenoxVillage Dr, #D7
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Victorian Finance, LLC
2570 Boyce Plaza Rd
Pittsburgh, PA 15241

MAP	**172-12**
GROUP	**D**
PARCEL	**037.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Nancy Hoffman, a single woman,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Matthew J. Overton, unmarried**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. D-7 on the Plan of Section One, The Town Center Homes at Lenox Village, as shown of record in Instrument No. 20031120-0169460, and as Exhibit "B" of record in Instrument No. 20031212-0178492, Register's Office, Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same set out in Section 66-27-101 et seq., of Tennessee Code Annotated, and to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Nancy Hoffman, a single woman by deed from Zorayr Karapetyan nka Zorro Sergeyevich Karapetyan, unmarried of record in Instrument no. 20180919-0092890, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2021 and subsequent years.

This is **improved** property known as **7007 LenoxVillage Dr, #D7, Nashville, Tennessee 37211.**

Karen Johnson Davidson County
Batch# 686216 DEEDWARR
07/29/2021 08:31:15 AM 2 pgs
Fees: $13.00 Taxes: $784.40

20210729-0101848

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 hand this the **22nd** day of **July, 2021.**

Nancy Hoffman by Summer Curry as attorney-in-fact

Nancy Hoffman, by Summer Curry, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Summer Curry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Attorney in Fact for **Nancy Hoffman**, the bargainor, and as Attorney in Fact, she executed the within Warranty Deed by signing the name of **Nancy Hoffman** as her free act and deed for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of July, 2021.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9/2/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $212,000.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of July, 2021.

NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 6/21/2025