| THIS INSTRUMENT PREPARED BY:<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 36254-04-2021** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00.<br>Earl M Douglas<br>Affiant<br>Subscribed and sworn to before me this 19th day of July, 2021.<br>Notary Public<br>My Commission Expires: 3/6/24 |
|---|---|

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# WARRANTY DEED

| **Address New Owner:**<br>Robin Vannilam, Annette Vannilam<br>2007B Overhill Drive<br>Nashville, TN 37215 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br>Map and Parcel No.:<br>131060J00200CO |
|---|---|---|

**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, **Earl M. Douglas, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robin Vannilam and Annette Vannilam, husband and wife** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 2007B Overhill Drive, Nashville, TN 37215.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 688064 DEEDWARR
07/30/2021 03:32:30 PM 4 pgs
Fees: $23.00 Taxes: $4,440.00
20210730-0103109

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 19th day of July, 2021.

Earl M. Douglas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Earl M. Douglas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of July, 2021.

Notary Public

My Commission Expires: 3/6/24



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. B, together with the appurtenant interest in the common elements of Overton Hills Townhomes horizontal property regime with private elements established by Declaration of record in Instrument No. 20070827-0102291,as amended in Instrument No. 20070910-0108501, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit A to the aforementioned Declaration as amended, and being located upon part of Lots Nos. 10 and 11 of Block 6 on the Plan of Overton Hills of record in Plat Book 843, page 66, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Earl M. Douglas, unmarried, by deed dated September 5, 2007 from Classic Design Homes Inc., a Tennessee corporation of record in Instrument No. 20070910-0108503, Register's Office for Davidson County, Tennessee. Corrected by Scrivener's Affidavit of record in Instrument No. 20101105-0088883, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2021 City/County Taxes , a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Overton Hills Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20070827-0102291, as amended in Instrument No. 20070910-0108502, Register's Office for Davidson County, Tennessee
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 843, page 66, Register's Office for Davidson County, Tennessee.
5. Water Agreement recorded in Book 1086, page 275, Register's Office for Davidson County, Tennessee.
6. Restrictive Covenant for Detached Structure of record in Instrument No. 20100429-0032441, Register's Office for Davidson County, Tennessee.

## CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/19/2021.

Kimberly D Hicks
Affiant
Date: 7/30/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 30 day of July, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON