Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 691325 **DEEDWARR**
08/05/2021 10:50:37 AM 2 pgs
Fees: $13.00 Taxes: $2,672.99

20210805-0105384

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$722,430.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

**THIS INSTRUMENT WAS PREPARED BY**
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Jonathan Charles Overbey<br>1820 A Wildwood Avenue<br>Nashville, TN 37212 | **NEW OWNER** | 117040L00100CO |

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Lewis C. Thompson, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jonathan Charles Overbey, a single man**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A, WILDWOOD HOMES, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20121219-0117064, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Lewis C. Thompson by Warranty Deed from Noble Properties, Inc., dated 10/25/2012 and recorded 10/29/2012, of record in Instrument 201210290099078, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 1820 A Wildwood Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this the 3rd day of August, 2021.

Lewis C. Thompson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Lewis C. Thompson, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 3rd of August, 2021.

Notary Public

My Commission Expires: 5/7/2023

(SEAL)

John M. Wells
State of Tennessee Notary Public
Davidson County