WARRANTY DEED

Karen Johnson Davidson County
Batch# 753311 DEEDWARR
11/12/2021 10:29:23 AM 2 pgs
Fees: $13.00 Taxes: $2,716.85

20211112-0150710

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$734,823.00.**

Affiant

Subscribed and sworn to before me, this the 9th day of November, 2021.

Notary Public

My commission expires: 9/8/25

(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jared M. Stillman	**Jared M. Stillman**	**Map 129-11-0 Parcel 017.00**
6422 Harding Pike	**6422 Harding Pike**	
Nashville, TN 37205	**Nashville, TN 37205**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Rolin Rayne and wife, Shannon Rayne

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jared M. Stillman, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 1001 on the Plan of West Meade Farms, Inc., Section 6-A, of record in Book 2854, Page 104, Register's Office for Davidson County, Tennessee.

Said Lot No. 1001 fronts 197.6 feet on the northerly side of Harding Road (U.S. 70S) and extends back 237.5 feet on the westerly line and 217 feet on the easterly line, to a dead line in the rear, which is a broken line, measuring 202 feet thereon.

Being the same property conveyed to Dennis Overlock and Susan Overlock, husband and wife, and Rolin David Rayne, as joint tenants with rights of survivorship, by Quitclaim Deed dated May 4, 2017, from Dennis Overlock and Susan Overlock, husband and wife, of record in Instrument No. 20170515-0048080, Register's Office for Davidson County, Tennessee. The said Dennis Overlock and wife, Susan Overlock, and Rolin David Rayne, and wife Shannon Rayne having quitclaimed to Rolin Rayne and wife, Shannon Rayne, by Quitclaim Deed dated August 13, 2020, of record in Instrument No. 20200819-0093244, said Register's Office.

Previously conveyed to Dennis Overlock and Susan Overlock, husband and wife, by Warranty Deed dated February 3, 2017, from Ira Innovations, LLC, an Alabama limited liability company FBO Thomas Alsup IRA Account No. 2101337, as to an undivided 82% interest (the "IRA Interest") and Thomas Alsup, married, as to an undivided 18% interest (the "individual Interest") the said and IRA interest and the Individual Interest, as they relate to each other, being held as tenants in common, of record in Instrument No. 20170216-0015940, said Register's Office.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 2854, Page 104, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4758, Page 109, Register's Office for Davidson County, Tennessee. 3) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **6422 Harding Pike, Nashville, TN 37205**

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 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/our hand(s) this **9th** day of **November, 2021.**

Rolin Rayne

Shannon Rayne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Rolin Rayne and Shannon Rayne,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **November, 2021.**

Notary Public

My Commission Expires: 9/6/25

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON