Karen Johnson Davidson County
Batch# 848178 DEEDWARR
04/29/2022 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20220429-0049946



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00

Affiant

Subscribed and sworn to before me, this the 22nd day of April, 2022

Melissa D. Harris
Notary Public

My commission expires: 11/08/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Gordon B. Thomas, Jr.	**New Owner**	**131-07-1A-003.00-CO**
1917 A Overhill Dr		
Nashville, TN 37215		

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

Mario Andres Trujillo and Jessalyn Joyce Trujillo, as joint tenants with right of survivorship

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

Gordon B. Thomas, Jr. and Elizabeth M. Thomas, husband and wife

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 Unit "C" on the Plan of Overhill Commons, a Townhouse Planned Unit Development (Horizontal Property Regime With Private Elements), of record in Exhibit "B" of the Protective Covenants, Conditions and Restrictions at Instrument No. 20140715-0062282, as amended in Instrument No. 20140822-0076776 and Instrument No. 20140909-0082624, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mario Andres Trujillo and Jessalyn Joyce Trujillo, as joint tenants with rights of survivorship by Warranty deed from John Mark Spivey, married of record in Instrument No. 20180705-0065075 Register's Office for Davidson County, Tennessee, dated July 02, 2018 and recorded on July 05, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **1917 A Overhill Dr, Nashville, TN 37215**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 18th day of April, 2022.

Mario Andres Trujillo

Jessalyn Joyce Trujillo

STATE OF TENNESSEE
COUNTY OF WILLIAMSN

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Mario Andres Trujillo and Jessalyn Joyce Trujillo**, the bargainor(s) 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, at office, this **18th** day of **April, 2022.**

Notary Public

My Commission Expires: 10·26·24

GREGORY S. PERRONE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Paul Soper, do hereby make oath that I am a licensed attorney and/or the 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 4/22/22 (date of document).

Affiant Signature

4/22/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22ND day of April, 2022

Notary's Signature

MY COMMISSION EXPIRES: 5/5/25

NOTARY'S SEAL

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.