WARRANTY DEED

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000.00.

Kirsten Virden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF April, 2022.

Rachel Marie Collins
Notary Public

MY COMMISSION EXPIRES: 3-6-2024
(AFFIX SEAL)

File #22-KA-1310-A-V

Karen Johnson Davidson County
Batch# 849942 DEEDWARR
05/03/2022 10:38:21 AM 2 pgs
Fees: $13.00 Taxes: $2,812.00

20220503-0051151

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Casey J. Overly	New Owner	
(NAME)	(NAME)	**105-07-0D-001.00-CO**
1310A Pillow St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EQUITY TRUST COMPANY CUSTODIAN FBO STEPHEN EVERARD IRA INC., A CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CASEY J. OVERLY, UNMARRIED** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. A of 1310 Pillow Street Townhomes, a horizontal property regime with private elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1310 Pillow Street Townhomes, a horizontal property regime with private elements, of record in Instrument no. 20130917-0098015, Register's Office for Davidson County, Tennessee, which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1310 Pillow Street Townhomes, a horizontal property regime with private elements, contained in said Declaration, the plat filed as Exhibit "C" to said Declaration appearing in Instrument No. 20130917-0098015, and by-laws appended thereto as Exhibit "B" , Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to Equity Trust Company Custodian FBO Stephen Everard IRA by Warranty deed from Aaron Hall, a single person of record in Instrument No. 20151222-0128516 Register's Office for Davidson County, Tennessee, dated December 21, 2015 and recorded on December 22, 2015.

This conveyance is subject to:
* Taxes for the year 2022 and subsequent years.
* Plan of record in Plat Book 421, Page 153, Register's Office for Davidson County, Tennessee.
* Covenants, Conditions and Restrictions of record in Instrument Number 20130917-0098015, Register's Office for Davidson County, Tennessee.
* Charter of record in Instrument Number 20130926-0101103, Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1310 A Pillow Street, Nashville, TN 37203**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 27 day of April, 2022.

Equity Trust Company Custodian FBO Stephen Everard IRA

BY: _____

Jeffrey S. Brown

ITS: Corporate Alternate Signer

STATE OF OHIO

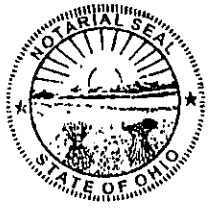
COUNTY OF CUYAHOGA

Before me personally appeared **Jeffrey S. Brown** (printed name), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be CORPORATE ALTERNATE SIGNER (capacity) of Equity Trust Company Custodian FBO Stephen Everard IRA, the within named bargainor, and that such **Jeffrey S. Brown** (printed name) as such CORPORATE ALTERNATE SIGNER (capacity), executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as CORPORATE ALTERNATE SIGNER (capacity).

Christina M Wilson

Notary Signature

My commission expires: 12.27.2025



CHRISTINA M WILSON
Notary Public, State of Ohio
My Commission Expires:
December 27, 2025