WARRANTY DEED

Karen Johnson Davidson County
Batch# 876862 DEEDWARR
06/23/2022 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $277.50
20220623-0071942

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2022.

Notary Public

MY COMMISSION EXPIRES: 9/18/23

(AFFIX SEAL)

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jos Overman	New Owner	Map & Parcel 108 03 0 119.00
(NAME)	(NAME)	
1017 Patio Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Tommy Ray Latham, Trustee, Tommy Ray Latham Revocable Living Trust Agreement dated September 4, 1996, as amended, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jos Overman, 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. 149A, on the Zone Lot Division of Patio Villa, Section 6, of record in Book 6250, Page 489, as amended in Book 6250, Pages 570 and 571, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Tommy Ray Latham, Trustee of Tommy Ray Latham Revocable Living Trust Agreement by deed from Tommy Latham, a married person of record in Instrument Book 20111025-0082780, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Plat Book 6250, Page 489 and Amended in Plat Book 6250, Pages 570 and 571, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1017 Patio Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

202206230071942

Witness my hand this 16th day of June, 2022.

Tommy Ray Latham
Trustee

STATE OF TENNESSEE

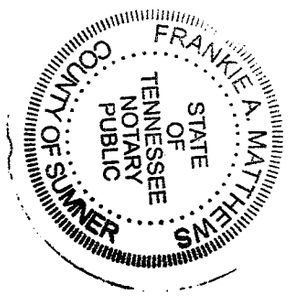
COUNTY OF Robertson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Tommy Ray Latham as Trustee of Tommy Ray Latham Revocable Living Trust Agreement dated September 4, 1996, as amended , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Trustee of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand this 16th day of JUNE, 2022.

Notary Public

My Commission Expires:

2-24



202206230071942

Certificate of Authenticity

I, Kathy Lee, 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 6/16/22.

Date

Affiant Signature

6/16/22
Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 16th day of June, 2022.

Notary's Signature

My Commission Expires: 5-20-25
Date

Notary's Seal (if on paper)

PAM S ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON