Karen Johnson Davidson County
Batch# 880510 DEEDWARR
06/29/2022 10:47:30 AM 2 pgs
Fees: $13.00 Taxes: $777.00
20220629-0075056

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2022

Notary Public

MY COMMISSION EXPIRES: 5/31/2026
(AFFIX SEAL)

TERESA GLOVER NOTARY PUBLIC TENNESSEE My Comm Exp. 05/31/2026 COUNTY OF WILSON

File No. JN-22-2657

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Little Rock Tours, LLC	Same Owner	
(NAME)	(NAME)	
510 Gay Street #1017	3100 Interstate 30, Ste 2	093-01-0A-262.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219	Little Rock, AR 72206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Olivia Overstreet, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Little Rock Tours, LLC**, HEREINAFTER CALLED THE GRANTEE, 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 No. 1017, as more particularly described in that certain Master Deed for Capitol Towers, of record in Book 8607, page 417, as amended, and of record in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description of the subject property.

Being the same property conveyed to Tyler Overstreet and daughter, Olivia Street by Successor Trustee's deed from Robert J. Notestine, III, Successor Trustee of record in Instrument No. 20190308-0021424 Register's Office for Davidson County, Tennessee, dated February 28, 2019 and recorded on March 08, 2019.

Being the same property conveyed to Olivia Overstreet by Quitclaim deed from Tyler Overstreet and daughter, Olivia Overstreet of record in Instrument No. 20200214-0016981 Register's Office for Davidson County, Tennessee, dated February 07, 2020 and recorded on February 14, 2020.

This is property more commonly known as 510 Gay Street #1017, Nashville, TN 37219.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 24th day of June, 2022.

Olivia Overstreet

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of June, 2022, before me personally appeared Olivia Overstreet, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of June, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2024

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 24th day of June, 2022.

6/24/2022
Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 24th day of June, 2022.

Notary's Signature

Commission Expires: January 10, 2023

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023