Karen Johnson Davidson County
Batch# 893167 DEEDWARR
07/25/2022 12:08:30 PM 5 pgs
Fees: $28.00 Taxes: $2,775.00
20220725-0084689

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37198-06-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $750,000.00. Affiant Subscribed and sworn to before me this 22nd day of July, 2022. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Overhill Holdings, LLC 330 Franklin Rd. #135A-610 Brentwood, TN 37027-3280	**Send Tax Bills To:** Overhill Holdings, LLC 330 Franklin Rd. #135A-610 Brentwood, TN 37027-3280	**Tax Information:** Map and Parcel No.: 13107000600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nancy B. Johnson and Jeanne B. Peterson, Co-Trustees of The Banks Trust Dated December 30, 2015**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Overhill Holding, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1913 Overhill Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantors covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21 day of July, 2022.

Jeanne B. Peterson, Trustee of The
Banks Trust Dated December 30, 2015

STATE OF Arkansas
COUNTY OF Baxter

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeanne B. Peterson, Trustee, 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 21st day of July, 2022.

Vicky Roland
Notary Public

My Commission Expires: 8-10-2025

VICKY ROLAND
BAXTER COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires August 10, 2025
Commission No. 12359866

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of July, 2022.

Nancy B. Johnson, Trustee of The Banks Trust
Dated December 30, 2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nancy B. Johnson, Trustee, 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 22nd day of July, 2022.

Notary Public

My Commission Expires: 12-18-2023

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 12, as shown on the Map entitles Map of J.G. Grissim's Subdivision, of record in Book 1424, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Mrs. Billie G. Banks, by deed from James A. Cash and wife, Jerri E. Cash, of record in Book 3996, page 600, dated March 14, 1966 and corrected in Book 4006, page 862, said Register's Office. Being further conveyed to Nancy B. Johnson and Jeanne B. Peterson, as Co-Trustees of The Banks Trust dated December 30, 2015, by Quitclaim Deed dated December 30, 2015 from Billie G. Banks of record in Instrument No. 20160104-0000113, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2022 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 1424, Page 36, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4203, Page 215, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 7/22/22.

George E. Mudter, Jr.
Dated 7/22/22

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L. Thomas
Notary Public
Dated 7/22/22

My commission expires 10/2/2023

