WARRANTY DEED

Karen Johnson Davidson County
Batch# 916344 DEEDWARR
09/14/2022 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20220914-0102322

BS-SMHF-22-278

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

SHARON FERNANDEZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeffrey Mathews and Tasha DeRegis	New Owner	
(NAME)	(NAME)	**148 09 0 062.00**
515 church street #3107		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		
(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, **KEVIN E. DUNN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY MATHEWS, A SINGLE MAN, AND TASHA DEREGIS, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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 Lot No. 2 as shown on the map entitled Marjorie Chambers Overton Subdivision of record in Plat Book 6050, Page 437, 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 Thomas Sterling Overton, Unmarried by Warranty deed from P. Baxter Overton, Trustee of the Marjorie C. Overton Living Trust Agreement dated October 30, 2009 and P. Baxter Overton, Executor of the Estate of Marjorie C. Overton, of record in Instrument No. 20100416-0028911, in the register's Office of Davidson County, Tennessee, dated April 16, 2010 and recorded on April 16, 2010.

The said Thomas Sterling Overton having since died in testate on September 30th, 2020, leaving Michael Scott Overton as his heir at law as noted in Affidavit of Heirship of Record in Instrument No. 20210416-0051338, Register's office for Davidson County, TN. Probate has been opened for said estate in Probate Case No. 20P1738, Chancery Court Probate Division for Davidson County, TN.

Being the same property conveyed to Kevin E. Dunn by Warranty deed from The Estate of Thomas Sterling Overton of record in Instrument No. 20210416-0051339 Register's Office for Davidson County, Tennessee, dated April 14, 2021 and recorded on April 16, 2021. (Value of consideration shown in aforementioned deed $40,000.00.) Being also known as 278 Haywood Ln Nashville, Tennessee 37211.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 6050, Page 437, Register's Office for Davidson County, Tennessee.
- Driveway Easement of record in Book 8372, Page 439, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and Storm Drainage of record in Book 6411, Page 327, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **278 Haywood Ln, Nashville, Tennessee 37211**.

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 12 DAY OF SEPTEMBER, 2022.

Kevin E. Dunn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEVIN E. DUNN, the within named bargainor, 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.

Witness my hand and official seal, this the 12th of September, 2022.

Notary Public
My Commission Expires:
(SEAL)

Logan C.E. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/11/2023
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Sharon Fernandez, 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 9/12/22 (date of document).

Regina Sullo
Affiant Signature

9/13/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 13 day of September, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

