WARRANTY DEED

Karen Johnson Davidson County
Batch# 953193 DEEDWARR
12/19/2022 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,084.10
20221219-0131032

FRANKLIN TENNESSEE TITLE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,000.00

X _____
Affiant

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

_____
Notary Public

MY COMMISSION EXPIRES: 2-26-24 (AFFIX SEAL)

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
Patrick Overby	New Owner	033 04-0 014.00
(NAME)	(NAME)	
1010 Hummingbird Ct.		
(ADDRESS)	(ADDRESS)	
Springfield, TN 37172		
(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, Donna Cantrell, Personal Representative of The Estate of Ruth E. Lord, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Patrick Overby and Theda Overby, husband and wife, 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. 17, on the Plan of Goodlettsville Heights, Section III, of record in Book 1835, Page 98, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Said Lot No. 17 fronts 137 feet on the west side of Draper Drive and runs back 337.5 feet on the north line and 309.3 feet on the south line and shows 139.1 feet on the rear line.

Being the same property conveyed to Lillious H. Lord and wife, Ruth Lord by deed from James D. Jones and wife, Linda D. Jones of record in Book 5693, Page 432, Register's Office, Davidson County, Tennessee. The said Lillious H. Lord having since died July 4, 1991 leaving the subject property vested in Ruth Lord as the surviving tenant by the entirety. The said Ruth Lord having since died testate October 11, 2021. Pursuant to the Last Will and Testament of Ruth E. Lord probated under Docket No. 22P-680 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Letters Testamentary were issued to Donna Cantrell. Pursuant to the Court Order approving the contract and sale for real property, Donna Cantrell, as Personal Representative of the Estate of Ruth E. Lord, was granted the authority to convey the subject property.

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 1835, Page 98, Register's Office, Davidson County, Tennessee.

Subject to any and all easements and minimum building setback lines of record.

unimproved ☐

This is improved ☑ property, known as 120 Draper Drive, Goodlettsville, TN 37072
(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.

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

THE ESTATE OF RUTH E. LORD

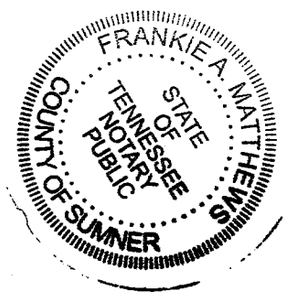
By: _____
Donna Cantrell, Personal Representative

STATE OF TENNESSEE

COUNTY OF Robertson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Donna Cantrell as Personal Representative of The Estate of Ruth E. Lord, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Personal Representative 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 December, 2022.

_____
Notary Public
My commission expires: 2-26-24



202212190131032

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 12/16/22.

Date

Affiant Signature

12/16/22

Date

State of TENNESSEE
County of ROBERTSON

Sworn to and subscribed before me this 16th day of December 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