WARRANTY DEED

AMANDA BIRNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

G-CRE-23-3364

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Christine Marcon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 2/28/25
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 979721 DEEDWARR
03/13/2023 10:21:43 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20230313-0017910

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:	
Julie Wittwer	New Owners	
(NAME)	(NAME)	**117-07-0H-009.00-CO**
3364 Hillsboro Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **JENNIFER OVERFIELD, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JULIE WITTWER, A SINGLE PERSON,** 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 Unit No. 3364, on the Plan of Roderick Square Condominiums, a Horizontal Property Regime, as established by Master Deed of record in Book 6867, Page 385, and as shown on the plan of record in Book 6250, Page 928, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer Overfield, an unmarried woman, by Warranty Deed from Verle Duane Mason, Jr. by and through his attorney-in-fact, Tammy Lynn Mason as recorded in Instrument No. 202005270054487, and Tammy Lynn Mason, husband and wife, of record in Instrument No. 20200527-0054488, Register's Office for Davidson County, Tennessee, dated May 15, 2020 and recorded on May 27, 2020.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 928, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6867, Page 385, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20121203-0110932, in the Register's Office for Davidson County, Tennessee.
- By-laws for Roderick Square of record in Book 6867, Page 394, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6601, Page 519, 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: **3364 Hillsboro Pike, Nashville, Tennessee 37215**.

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 7th DAY OF MARCH, 2023.

Jennifer Overfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER OVERFIELD, 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 7th of March, 2023.

Notary Public
My Commission Expires: 07/03/2023
(SEAL)



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