WARRANTY DEED

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11 DAY OF APRIL, 2023

Notary Public

MY COMMISSION EXPIRES 10/2/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John Maxwell and Molly Maxwell	Same as new owner	
(NAME)	(NAME)	131 03 0 055 00
1914 Overhill Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 , **ANNA K. MYINT, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN MAXWELL AND MOLLY MAXWELL, 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

SEE ATTACHED EXHIBIT "A"

Karen Johnson Davidson County
Batch# 991730 **DEEDWARR**
04/13/2023 09 43 50 AM 3 pgs
Fees $18 00 Taxes $2,368 00
20230413-0027111

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1914 Overhill Drive, Nashville, TN 37215
(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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-BR-23-1914

Witness my hand this 10 day of April, 2023

ANNA K MYINT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anna K Myint, the bargainor, 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

Witness my hand and official seal this 10th day of April, 2023

Commission expires

Notary Public

ALAN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

EXHIBIT "A"

Land in Davidson County, Tennessee, being parts of Lots Nos. 68 and 67 on the Plan of Geo. W. Blair's Revised Subdivision of Mont Park Place, of record in Book 421, Pages 118 and 119, Register's Office for said County, described according to a survey made March 9, 1956, by William Collier Parrish Associates, Engineers, as follows:

Beginning at an iron stake in the Northerly margin of Overhill Drive at the Southeasterly corner of property conveyed to Neal D. Buffaloe and wife, by deed of record in Book 1944, Page 27, said Register's Office; thence along Buffaloe's Easterly line, North 3 degrees 45 minutes East 214.5 feet to an iron stake in the original Northerly line of the property conveyed to S. H. Sanders and wife by deed of record in Book 911, Page 549, said Register's Office; thence, along Sanders' said original Northerly line, South 86 degrees 15 minutes East 55 feet to an iron stake at the Northwesterly corner of Sanders' remaining land; thence, along Sanders' Westerly line, South 3 degrees 45 minutes West 110 feet to an iron stake at Sanders' Southwesterly corner; thence, continuing in the same direction along the Westerly line of the property conveyed to Julia Catherine Cowan by deed of record in Book 2497, Page 223, said Register's Office, South 3 degrees 45 minutes West 104.5 feet to an iron stake at Cowan's Southwesterly corner and in the Northerly margin of Overhill Drive; thence, along the Northerly margin of Overhill Drive, North 86 degrees 15 minutes East 55 feet to the beginning.

There is also conveyed by this deed a perpetual easement for a driveway 22 feet wide, extending 104.5 feet across the entire Westerly 22 feet of the property conveyed to Julia Catherine Cowan by deed of record in Book 2497, Page 223, said Register's Office, by which deed the said easement was created and reserved for the use and benefit only of the owners (present and future) of the specific property herein conveyed, their heirs and assigns.

Being the same property conveyed to Win Myint married, and Anna K. Myint, unmarried, as joint tenants with right of survivorship, by Warranty Deed from Margaret Thompson, unmarried, of record in Instrument No.. 20101221-0101525, in the Register's Office of Davidson County, Tennessee, dated December 17, 2010, and recorded on December 21, 2010, as corrected in Instrument No. 20110120-0005731, in the Register's Office for Davidson County, Tennessee. The said Win Myint died on November 04, 2019 and Affidavit recorded in Instrument No. 20210604-0075204. Leaving Anna K. Myint as the sole owner of the property by rights of surviorship.