This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1019784 DEEDWARR
06/27/2023 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20230627-0048961

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $315,000

Affiant Signature

Subscribed and sworn to before me on this the 26 Day of Jun. 2023

Notary Public

My Commission expires 11 / 06 / 24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NAME AND ADDRESS OF PROPERTY OWNER:
Derek Matthew Smith
3240 Penn Meade Way,
Nashville, TN 37214

SEND TAX BILLS TO:
Derek Matthew Smith
3240 Penn Meade Way,
Nashville, TN 37214
MAP AND PARCEL NUMBER: Tax ID #: 052130B33700CO

WARRANTY DEED
23NT00605

Effective the____ Day of _____, _____ and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Julie Phan Nguyen, a married woman and Adam Overton, an unmarried man

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Derek Matthew Smith, a single man

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the plan of River Glen Phase 7, of record in Instrument No. 20040212-0016958 and a part of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, to which River Glen Phase 7 is submitted by Declaration of Submission of Record as Instrument No. 20040713-0083147, Register's Office for Davidson County, Tennessee.

Being the same property as conveyed to Julie Phan Nguyen, a married woman and Adam Overton, an unmarried man by Warranty Deed from Jordan Cox n/k/a Jordan Claire Hines and her husband, Jordan Wayne Hines dated 04/25/2019 recorded 05/02/2019 in Document Number 20190502-0040838, Register's Office for Davidson County, Tennessee. Julie Phan Nguyen divorced spouse, case#19D1591, Circuit Court for Davidson County, Tennessee, whereupon ex-husband was fully divested of any interest in subject property. She subsequently married Adam Kyle Overton on 7/7/2020. Adam Kyle Overton is one and the same with Adam Overton who is already vested on this property as per the current deed of record.

This is an improved property commonly known as: 3240 Penn Meade Way, Nashville, TN 37214-1177

This conveyance is being made subject to restrictions of record in book 7566, page 571, and instrument no. 20040713 0083147 and Easements of record in book 7296, page 484, book 11030 page 731 and book 3961,, page 681, Register's Office for Davidson County, Tennesse

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 26 day of June, 2023

Julie Phan Nguyen AKA Julie Phan Overton

State of TN)
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Julie Phan Nguyen aka Julie Phan Overton,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of June, 2023.

Notary Public

My Commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Adam Overton aka Adam Kyle Overton

State of TN)
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Adam Overton aka Adam Kyle Overton,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of June, 2023.

Notary Public

My Commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Britney Garner 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 6/26/23 (date of document).

Affiant Signature

6/27/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27th of June, 2023.

(SEAL)

Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025