Karen Johnson Davidson County
Batch# 1025249 DEEDWARR
07/12/2023 10:25 55 AM 2 pgs
Fees $13.00 Taxes $6,641 50
20230712-0053278

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230544701

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $1,795,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of July, 2023.

Notary Public
My Commission Expires 12/28/26

MADELINE HAWLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew Christopher and Melissa Temple 2006A Overhill Drive Nashville TN 37215	New Owner	Tax Parcel ID No 131 02 4K 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marcus Andrew Owen and Hope Brown Owen, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Christopher and Melissa Temple, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A, on 2006 Overhill Commons, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), filed as Exhibit to and established by Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20160119-0005133 and amended in Instrument No. 20170628-0064789, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Marcus Andrew Owen and Hope Brown Owen, husband and wife, by Warranty Deed from Nelson D. Lare, unmarried, of record in Instrument No. 20200228-0022389, in the Register's Office of Davidson County, Tennessee, dated February 25, 2020 and February 28, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Overton Hills, as recorded in Plat Book 843, Page 66.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160119-0005133 and amended in Instrument No. 20170628-0064789.

This is improved property located at 2006A Overhill Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of July, 2023

Marcus Andrew Owen

Hope Brown Owen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marcus Andrew Owen and Hope Brown Owen, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of July, 2023

Notary Public
My Commission Expires: 09/08/2025

