Karen Johnson Davidson County
Batch# 1054890 DEEDWARR
09/28/2023 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20230928-0076048

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

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
Andrew Hall CASSIE HALL	New Owners	033 04 0 014.00
(NAME)	(NAME)	
120 Draper Drive	120 DRAPER DRIVE	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	GOODLETTSVILLE, TN 37072	
(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, WE, Patrick Overby and Theda Overby, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Andrew Hall and Cassie Hall, 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 Patrick Overby and Theda Overby, husband and wife, from Donna Cantrell, Personal Representative of the Estate of Ruth E. Lord, by Deed dated December 16, 2022 and as of record in Instrument No. 20221219-0131032, said Register's Office.

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.

Theda Nicole Overby executed this instrument on behalf of Patrick Keith Overby pursuant to a Power of Attorney of record in Instrument No. 20230921-0074256, Register's Office, Davidson County, Tennessee.

Patrick Overby and Patrick Keith Overby are one and the same person.

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 our hands this 25th day of September, 2023.

Patrick Overby by Theda Nicole Overby, Attorney-in-Fact

Theda Overby

STATE OF TENNESSEE

COUNTY OF Robertson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Theda Nicole Overby as Attorney-in-Fact for Patrick Overby, 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 Attorney-in-Fact 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 25TH day of September, 2023.

Notary Public
My commission expires: 2-26-24

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Theda Overby the bargainor(s), 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 this 25TH day of September, 2023.

Notary Public
My commission expires: 2-26-24

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

202309280076048

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **September 25, 2023**.

Date

Affiant Signature

September 27, 2023
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **27** day of **September**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)