THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-6603-WE

Karen Johnson Davidson County
Batch# 1057952 **DEEDWARR**
10/05/2023 10 55 50 AM 2 pgs
Fees $13 00 Taxes $2,220 00

20231005-0078432

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 600,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF Oct, 2023

Notary Public

MY COMMISSION EXPIRES Jan 8, 2024

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jonathan Ray Dowell and Shana Ruth Dowell	NEW OWNER	
3303 Overlook Drive		104-10-0-165.00
Nashville, TN 37212		
(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, **James S. Hartman, devisee of Last Will and Testament of Mary Stout**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Ray Dowell and Shana Ruth Dowell, 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 194 on the Map showing Dr R. W Grizzard's Subdivision of part of the Bosley Tract, not of record, and described according to a survey made by Erie Drake, County Surveyor, October 10, 1930, as follows.

Beginning at a point in the southeasterly margin of Overlook Drive, formerly Hillside Drive, at the corner of Lots 194 and 195, thence with the line between said lots, southeasterly 180 feet to a point in the northwesterly line of Lot No 202, thence with said line, southwesterly 70 feet to the corner of Lots 194 and 193, thence with the line between said lots, northwesterly 180 feet to the southeasterly margin of Overlook Drive; thence with the margin of the same, northeasterly 70 feet to the point of beginning.

Being the same property conveyed to Mary Stout, a single woman, and mother, Ruby Poston, unmarried by Warranty deed from Joe C Greeson and wife, Marion Greeson of record in Book 3506, page 435, Register's Office for Davidson County, Tennessee, dated February 12, 1963 and recorded on February 25, 1963

The said Ruby Poston having since died on December 20, 1984 and Mary Stout being the sole heir at law of Ruby Poston, See Affidavit of Heirship of record in Instrument No 20231005-0078430, said Register's Office.

The said Mary Stout having since died December 14, 2022 James S. Hartman being the devisee pursuant to the Last Will and Testament of Mary Stout dated July 31, 2009, probated in the 7th Circuit Court of Davidson County, Tennessee Probate Division as File Number 23P-1341

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **3303 Overlook Drive, Nashville, TN 37212**

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 the 4th day of October, 2023.

The Estate of Mary Stout

BY: James S Hartman
James S. Hartman, sole devisee

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 **James S. Hartman,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 4th day of October, 2023

My Commission expires Jan 8 2024

Notary Public

R. L MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON