This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
John David Overton
131 Cedar Mill Dr
St Charles, MO 63304

SEND TAX BILL TO:
CMG Mortgage Inc
3160 Crow Canyon Road
Ste 400
San Ramon, California 94583

Karen Johnson Davidson County
Batch # 1081758 **DEEDWARR**
12/14/2023 11:04:55 AM 2 pgs
Fees: $13.00 Taxes: $995.30

20231214-0096487

MAP 161
GROUP 11 0A
PARCEL 182.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Cornerstone Investments Inc., a Tennessee corporation

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

John David Overton and Amy Daniel Overtons, husband and wife,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 182 on the Plan of Huntington Ridge Townhouse of record in Book 4675, Page 9, said Register's Office.

Being the same property conveyed to Cornerstone Investments Inc. by Substitute Trustee's Deed from Mackie Wolf Zientz & Mann, P.C., as Substitute Trustee for American Title, Trustee, dated October 13, 2022 and filed of record October 20, 2022 in Instrument No. 20221020-0114342, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2023 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Huntington Ridge TownhouseS, of record in Plat 4675, Page 9, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions and By-Laws, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record, Book 4729, Page 687 and Book 4889, Page 905 and corrected in Book 4717, Page 754, said Register's Office.
4. Property is subject to Common Area, of record in Book 4742, Page 570, Book 5394, Page 243, and Book 7423, Page 762, said Register's Office.
5. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **333 Huntington Ridge Drive, Nashville, Tennessee 37211**.

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **John David Overton and Amy Daniel Overtons, husband and wife**, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 11th day of December 2023.

Cornerstone Investments Inc., a Tennessee corporation

Lane Wallace President

By: Lane Wallace, President

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Lane Wallace, President** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Lane Wallace, President** of **Cornerstone Investments Inc., a Tennessee corporation,** the within named bargainor, a Tennessee corporation, and that he as such President, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee corporation as such President.

WITNESS my hand and official seal at office this 11th day of December 2023.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $269,000.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of December 2023.

NOTARY PUBLIC
My Commission Expires: 03-09-27

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY