PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 1116982 DEEDWARR
04/01/2024 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20240401-0022428

Ivey Title, LLC Ref: (DL) Title No.: 63566
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Emmie Caroline Dodd DeAnna Mengelberg Dodd 700 Barlin Court Nashville, TN 37221	Emmie Caroline Dodd DeAnna Mengelberg Dodd 138 Waters Hill Circle Lebanon, TN 37087

TAX MAP PARCEL NUMBERS: 142100B13000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$370,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Frances C. Overall, as surviving tenant,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Emmie Caroline Dodd, an unmarried woman, and DeAnna Mengelberg Dodd, an unmarried woman, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's 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. 130 on the Plan of Belle Pointe Phase III, a planned unit development, of record in book 6250, page 872, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Frances C. Overall and Jessee W. Overall, as tenants in common with right of survivorship, by Warranty Deed from Jeffrey L. Hollis and Deborah D. Hollis, husband and wife, dated December 22, 1993 and recorded December 30, 1993, of record in Book 9203, page 430, Register's Office for Davidson County, Tennessee. The said Jesse W. Overall has since died.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 6250, page 872, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 6689, page 772, amended in Book 6702, page 409, Book 6774, page 774, Book 6819, page 164, Book 6862, page 292, Book 7409, page 224, Book 7851, page 215, Book 9319, page 443, Inst. No. 20020130-0013252, Inst. No. 20051027-0130021, and Inst. No. 20141202-0110210, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of Belle Pointe Homeowners Association of record in Book 6762, page 261, corrected in Book 8016, page 858 said Register's Office.

This is improved property, known as 700 Barlin Court, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of March, 2024.

Frances C. Overall

Frances C. Overall

State of Tennessee

County of Davidson

On this 28th day of March, 2024, before me the undersigned authority, personally appeared Frances C. Overall, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $370,000.00.

Affiant

Sworn and subscribed before me this 28th day of March, 2024.

Notary

My Commission Expires: 9-7-2026

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 March 28, 2024.

Affiant
Date: April 1, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1 day of April, 2024

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.