Karen Johnson Davidson County
Batch# 1119644 DEEDQC
04/05/2024 11:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240405-0024287

THIS INSTRUMENT PREPARED BY: **Elizabeth Ryder Sykes, Esq., 320 Seven Springs Way, Suite 110, Brentwood, TN 37027; (615) 810-8777**

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION SUPPLIED BY THE PARTIES AND NO INDEPENDENT TITLE SEARCH HAS BEEN CONDUCTED.

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NOS.:**
Garland B. Overton, IV and Janette L. Overton, Co-Trustees of The Overton Family Revocable Living Trust	SAME	117 13 0B 036.00
127 Abbottsford Drive		
Nashville, TN 37215		

QUITCLAIM DEED

FOR NO MONETARY CONSIDERATION, but for the express purpose of making a reconveyance we, **GARLAND B. OVERTON** and **JANETTE OVERTON**, do hereby convey to **GARLAND B. OVERTON, IV** and **JANETTE L. OVERTON, Co-Trustees of THE OVERTON FAMILY REVOCABLE LIVING TRUST dated April 3, 2024**, all of our right, title and interest in the following described tract or parcel of land located in Davidson County, Tennessee, and described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 127, on the Plat of PHASE One of ABBOTTSFORD, a Planned Unit Development, as shown on plat of record in Plat Book 6250, Pages 419-421, in the Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Garland B. Overton and Janette Overton, husband and wife, by Warranty Deed dated March 21, 2018, of record in Instrument No. 20180326-0027949, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 127 Abbottsford Drive, Nashville, TN 37215.

Garland B. Overton and Garland B. Overton, IV are one and the same person.

Janette Overton and Janette L. Overton are one and the same person.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 3rd day of April, 2024.

GARLAND B. OVERTON

JANETTE OVERTON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GARLAND B. OVERTON** and **JANETTE OVERTON**, 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 in Brentwood, Tennessee, on this the 3rd day of April, 2024.

Notary Public

My commission expires:

ELIZABETH RYDER SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-04-2027

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer is $ - 0 - .

Affiant

Sworn to and subscribed before me this
3rd day of April, 2024.

Notary Public

My commission expires:

ELIZABETH RYDER SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-04-2027

CERTIFICATE OF AUTHENTICITY

I, Elizabeth Ryder Sykes, do hereby make oath that I am a licensed attorney and/or the custodian or 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 April 3, 2024.

April 5, 2024
Date

Elizabeth Ryder Sykes
Elizabeth Ryder Sykes

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of April, 2024.

Linda J. Williams
Notary Public

My commission expires:

March 3, 2026

