Karen Johnson Davidson County
Batch# 1154029 DEEDWARR
07/03/2024 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20240703-0050264

WARRANTY DEED

KILEE THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $399,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 7/2/24.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/8/2027

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED LLC
6312 Highway 41 A, Suite 104B, Pleasant View, TN 37146
File # 2024-11415-LLC

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Daniel Kris Wiatr, Trustee	Property Address	009-00-0-087
7832 Greenbrier Road		
Nashville, TN 37080		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Carl Overstreet and Marilyn Elaine Overstreet, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel Kris Wiatr, Trustee of 7832 Greenbrier Road Trust dated June 21, 2024

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 14th formerly 24th Civil District of Davidson County, Tennessee being Tract 4 in the Division of the A. L. Smith Property, and described from a plat by Raymond P. Smith, Co., Surveyor, dated June 21, 1966, as follows:

Beginning at a railroad spike in the centerline of Greenbrier Road at the corner of Lots 3 and 4; thence along the centerline of said Road, as follows: North 18 degrees 05 minutes East 12 feet; North 18 degrees 24 minutes East 200 feet (erroneously omitted from prior deed); North 09 degrees 42 minutes East 180 feet to a railroad spike at the corner of Lots 4 and 5 (erroneously omitted from prior deed);

thence leaving said Road, South 86 degrees 05 minutes East 271 feet to an iron pin in the West line of the Town's Property; thence along the said line, North (erroneously referred to as South in prior deed) 1 degrees 17 minutes East (erroneously referred to as West in prior deed) 465 feet to a corner of Tracts 3 and 4; thence with the line between said Tracts, South 75 degrees 25 minutes East 351.5 feet to the Point of Beginning.

Being the same property conveyed to Carl Overstreet and wife, Marilyn Overstreet, by deed dated 10/29/1993 and recorded 11/30/1993, from Sven L. Capps, of record in Book 9166, Page 904, Register's Office for Davidson County, Tennessee. **Marilyn Overstreet and Marilyn Elaine Overstreet are one and the same person.

This is property known as 7832 Greenbrier Road Nashville, TN 37080

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.
ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE SAID REGISTER'S OFFICE.

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(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE(S), 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 my hand on 7/1/24.

Carl Overstreet

Marilyn Elaine Overstreet

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Carl Overstreet and Marilyn Elaine Overstreet, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, on 7/1/24.

NOTARY PUBLIC
My Commission Expires: 7/25/20

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Certificate of Authenticity

I, Kilee Thornton, 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 July 3, 2024.

Date

Kilee Thornton

Affiant Signature

July 3, 2024

Date

State of Tennessee

County of Davidson

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

Emily Manno

Notary's Signature

My Commission Expires: 05/05/2025

Date

Notary's Seal (if on paper)

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