Karen Johnson Davidson County
Batch# 1167074 DEEDWARR
08/06/2024 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,087.80
20240806-0059999

WARRANTY DEED

File No. DH-24-6975

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 day of August, 2024

Notary Public

MY COMMISSION EXPIRES: 7/18/2027

(AFFIX SEAL)

SANDY McCOLLUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Laura Arcodia and Philip Charles Overbeck	Rocket Mortgage	
(NAME)	(NAME)	
645 Lischey Avenue	1050 Woodward Ave	082-07-0-379.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Detroit MI 48226	
(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, I/we, **Justin Cutler, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laura Arcodia and Philip Overbeck, wife and husband,** HEREINAFTER CALLED THE GRANTEE, 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. 23 on the Plan of Village Manor of record in Plat Book 3300, Page 55, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Justin Cutler, an unmarried man by Special Warranty Deed from Capital Bank, N.A., successor by merger to GreenBank, successor in interest to Cumberland Bank of record in Instrument No. 20120203-0009797 Register's Office for Davidson County, Tennessee, dated January 26, 2012 and recorded on January 03, 2012.

Note: Scrivener's Affidavit recorded on March 19, 2012 record in Instrument No. 20120319-0023050 Register's Office for Davidson County, Tennessee.

This is property more commonly known as 645 Lischey Avenue, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 5 day of August, 2024.

Justin Cutler by Joshua L. Hunter, his Attorney-In-Fact

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 Joshua L. Hunter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Attorney in Fact for Justin Cutler, and that this instrument was executed on behalf of the said Justin Cutler for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 20240806-0059998, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this _____ day of August, 2024.

Notary Signature
My commission expires:

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Tennessee Certification of Electronic Document

I, Sandy McCollum, 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 8/5/2024 (date of document).

Affiant Signature

8/5/2024
Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 2-1-27

NOTARY'S SEAL

