WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 12/22/26

(AFFIX SEAL)

JILL SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 1199589 DEEDWARR
10/31/2024 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20241031-0084492

JM-TAG-24-3819

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elizabeth C. Walsh	**SAME AS NEW OWNER**	
(NAME)	(NAME)	
3819 Cantarutti Road		**029-00-0-205.00**
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **NORA JANE OVERTON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH C. WALSH,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

LAND in Davidson County, Tennessee, on the headwaters of Marrowbone Creek, as described according to a survey of C.J. Carney, Surveyor, August 11, 1958, as follows:

BEGINNING at a point in the center of Alessio Road, said point being North 87 degrees West 365.3 feet from a point in the center of the easterly lane of U. S. Highway No. 41; thence North 87 degrees West 100 feet to a point; thence South 3 degrees West along the easterly margin of another road marked Alessio Road on said survey, 200 feet to a point; thence South 88 degrees East 100 feet to a point; thence North 3 degrees East 200 feet to the point of beginning.

Being the same property conveyed to Nora Jane Struthers, unmarried by Warranty Deed from Troy M. Poole and wife, Reba J. Poole dated October 26, 2015 and recorded November 5, 2015 in Instrument No. 20151105-0112815, Register's Office of Davidson County, Tennessee.

The said Nora Jane Struthers has since married and is now known as Nora Jane Overton. Reference to either name in this instrument or instruments recorded simultaneously herewith make reference to both one and the same individual.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 20240823-0064978.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3819 Cantarutti Road, Joelton, Tennessee 37080**.

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), their heirs and assigns forever; and we do covenant with 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 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 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/our hand(s) this the 29 DAY OF OCTOBER, 2024.

Nora Jane Overton by Paul Hinman as Attorney in fact
Nora Jane Overton
by Paul Hinman as Attorney in fact

Joseph Evins Overton by Paul Hinman as Attorney in Fact
Joseph Evins Overton
by Paul Hinman as Attorney in Fact

Joseph Evins Overton, spouse of Nora Jane Overton, hereby joins in this conveyance and does transfer and convey any and all marital interest Joseph Evins Overton may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NORA JANE OVERTON, and who acknowledged he/she/they executed the same as the free act and deed of the said NORA JANE OVERTON.

Witness my hand and official seal, this the 29th of October, 2024.

Notary Public
My Commission Expires: 6-8-27
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOSEPH EVINS OVERTON, and who acknowledged he/she/they executed the same as the free act and deed of the said JOSEPH EVINS OVERTON.

Witness my hand and official seal, this the 29th of October, 2024.

Notary Public
My Commission Expires: 6-8-27
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 10/29/24 (date of document).

Affiant Signature

10/30/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 30th day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON