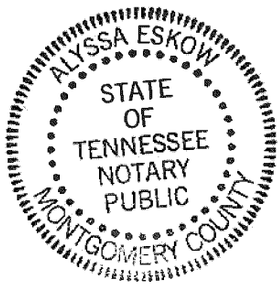
G#37498-8

WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$499,500.00.**

Affiant

Subscribed and sworn to before me, this the 30 day of October, 2024.

Notary Public

My commission expires: 4/18/2026
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1201045 DEEDWARR
11/04/2024 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,848.15
20241104-0085415

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Alyssa Gangeri	New Owner	**Map 104-10-0D Parcel 008.00 CO**
2209 Westview Drive		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Susan Stone Overholser and husband, Knowles Arthur Overholser

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alyssa Gangeri, a married woman

HEREINAFTER CALLED THE GRANTEES, 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 Condominium 8B as shown on Exhibit D to the Master Deed for Westview Park Condominiums, of record in Book 6522, Page 493, and amended in Instrument No. 20110614-0045523 and Scrivener's Affidavit recorded in Instrument No. 20120224-0016299, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Susan Stone Overholser and Knowles Arthur Overholser, wife and husband, by Warranty Deed dated November 3, 1995, from Dale Lee Kirby, unmarried, of record in Book 9852, Page 434, Register's office for Davidson County, Tennessee,

The said Susan Stone Overholser (aka Susan Schuyler Overholser) and Knowles Arthur Overholser having since divorced. Pursuant to a Final Divorce Decree and Marital Dissolution Agreement entered in Docket No. 95D-2750, Fourth Circuit Court for Davidson County, Tennessee, Knowles Arthur Overholser quitclaimed his interest in the property to Susan Stone Overholser, by Quitclaim Deed dated November 20, 1995, of record in Book 9871, Page 549, Register's Office for Davidson County, Tennessee,

The said Susan Schuyler Overholser and Knowles Arthur Overholser having since remarried and Susan Stone Overholser (aka Susan Schuyler Overholser) conveyed the property to Susan Stone Overholser and husband, Knowles Arthur Overholser, by Warranty Deed dated April 10, 2013, of record in Instrument No. 20130411-0035909, Register's office for Davidson County, Tennessee,

Conveyance of the above-described property is subject to the following: 1) The Plan of record as shown on Exhibit "D" to the Master Deed of record in Book 6522, Page 493, Register's Office for Davidson County, Tennessee. 2) All matters as shown on the Plan of record in Plat Book 6250, Page 388, said Register's Office. 3) Declaration of Covenants, Conditions and Restrictions for Westview Park Homeowners Association, of record in Book 6271, Page 385, as amended in Book 7046, Page 560, Register's Office for Davidson County, Tennessee. 4) Master Deed of Westview Park Homeowners Association, of record in Book 6522, Page 493, as amended in Instrument No. 20110614-0045523, as corrected in Instrument No.

20120224-016299, Register's Office for Davidson County, Tennessee. 5) Deed of Conveyance by Metropolitan Government of Nashville Department of Water & Sewage Services, Inc. of record in Book 6303, Page 646, and Book 6303, Page 565, Register's Office for Davidson County, Tennessee. 6) Agreement to Maintain of record in Book 6099, Page 925, said Register's Office. 7) Taxes for the current year prorated and paid by the Grantor and the Grantee assumes any subsequent years not yet due and payable.

This is improved (_X_) Unimproved (__) property, known as **2209 Westview Dr., Nashville, TN 37212**

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 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(s) this 30 day of **October, 2024.**

Susan Stone Overholser

Susan Stone Overholser

Knowles Arthur Overholser

Knowles Arthur Overholser

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Susan Stone Overholser and Knowles Arthur Overholser,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30 day of **October, 2024.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24

Certificate of Authenticity

I, Joshua A. Terry, 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 10/30/2024.

Affiant Signature – Joshua A. Terry

11/1/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/1/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27