Box 14
37607-4

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23619-AP

Karen Johnson Davidson County
Batch # 1213052 DEEDWARR
12/06/2024 09 43 21 AM 2 pgs
Fees $13 00 Taxes $1,424 50
20241206-0094798

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $385,000.00

Affiant

Subscribed and sworn to before me, this the 5th day of December, 2024.

JOHN T COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William F. Caldwell Elizabeth S Caldwell 5122 Overton Road Nashville, TN 37220	New Owner	050-11-0A-003-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Casey J. Overly, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **William F. Caldwell and Elizabeth S. Caldwell, husband and wife**, hereinafter called the Grantee(s), his/her/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 Unit No. 22 on the Plan of Southgate Commons Condominiums, as created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Southgate Commons Condominiums, a condominium development, of record in Instrument No 20200427-0043800, as amended in Instrument 20200424-0043303, in Instrument No. 20200513-0049627, as corrected by Scrivener's Affidavit of record in Instrument No. 20231214-0096692, and further amended in Instrument No. 20230404-0024550, in Instrument No. 20230406-0025100, and in Instrument No. 20231214-0096695, Register's Office for Davidson County, Tennessee, and being subject to the provisions and requirements thereof; and the By-Laws for the administration thereof; and an undivided percentage interest in the common areas/elements appurtenant to said unit; and all easements, rights and interest in favor of other unit owners; and all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land, embracing the regime and buildings thereof. Reference is hereby made to the Site-Plan attached as Exhibit to said Declaration, as amended; Original Plan of record in Plat Book 161, Page 70, said Register's Office; See also Declarations of Covenants, Conditions and Restrictions for the Master Regime of Southgate Commons, a horizontal property regime with private elements, of record in Instrument No 20200424-0043303, said Register's Office, to which Site-Plan, Boundary Plat, and Master Declaration references are hereby made for a more complete identification, description and placement of such Units of record in Instrument No. 20200513-0049627, as corrected by Scrivener's Affidavit of record in Instrument No. 20231214-0096692, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Casey J Overly, unmarried by Warranty Deed from Southgate Commons, LLC, a Tennessee limited liability company, dated March 30, 2023, recorded March 31, 2023, of record in Instrument No. 20230331-0023528, Register's Office for Davidson County, Tennessee.

This is improved property located at: **542 Southgate Avenue, 308, Nashville, TN 37203.**

This conveyance is made subject to 1) Property taxes for the year 2025, and thereafter, a lien not yet due and payable The 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances, 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record

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 Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of December, 2024

GRANTOR:

Casey J. Overly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Casey J. Overly, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of December, 2024

M. CORRIVEAU
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public
My Commission expires 3/3/2025