Karen Johnson Davidson County
Batch# 1218669 DEEDWARR
12/20/2024 11:54:30 AM 4 pgs
Fees: $23.00 Taxes: $2,534.50
20241220-0099131

# WARRANTY DEED

FROM: **CHARLES H. WEATHERS, AN UNMARRIED PERSON**

TO: **OVERLOOK PROJECT LLC, A TENNESSEE LIMITED LIABILITY COMPANY**

For and in consideration of the sum of TEN DOLLARS ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, **CHARLES H. WEATHERS, AN UNMARRIED PERSON,** has bargained and sold, and by these presents does transfer and convey unto the said, **OVERLOOK PROJECT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** its successors and assigns, a certain tract of property located in Davidson County, Tennessee, being more fully described as follows:

BEING Lot No. 195 on the Map showing Dr. R. W. Grizzard Subdivision of part of the Bosley Tract, not of record, and described according to a survey made by Wm. Collier Parrish, Associates, Civil Engineers, dated November 27, 1964 as follows:

BEGINNING at a point in the southeasterly margin of Overlook Drive, formerly Hillside Drive at the corner of Lots No. 195 and 196; thence with the line between said lots, southeasterly 180 feet to a point in the northwesterly line of Lot No. 202; thence with said line, southwesterly 70 feet to the corner of Lots 195 and 194; thence with the line between said lots; northwesterly 180 feet to the southeasterly margin of Overlook Drive; thence with the margin of the same northeasterly 70 feet to the point of beginning.

Subject to all matters, as set out in a deed filed for record on June 29, 1972, of record in Book 4614, Page 749, Register's Office of Davidson County, Tennessee.

This being the same property conveyed to Charles H. Weathers from Milton L. Von Mann and wife, Ann D. Von Mann by deed, filed for record on June 29, 1972, of record in Book 4614, Page 749, Register's Office of Davidson County, Tennessee.

**MAP & PARCEL: 104 10 0 164.00**
**PROPERTY ADDRESS: 3301 OVERLOOK DRIVE, NASHVILLE, TN 37212**

**NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.**

PREPARED BY:
LAW OFFICES OF
**BOSTON, HOLT & DURHAM, PLLC**
235 WATERLOO STREET
P.O. BOX 357
LAWRENCEBURG, TN

**THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATION OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.**

To have and to hold the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said, **OVERLOOK PROJECT LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, its successors and assigns, forever. And I, do covenant with said **OVERLOOK PROJECT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for the matters set out above. And I do further covenant and bind myself, my heirs and assigns to warrant and forever defend the title to the said land to the said, **OVERLOOK PROJECT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** its successors and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this the 19TH day of DECEMBER 2024.

Charles H. Weathers

**CHARLES H. WEATHERS**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me personally appeared, **CHARLES H. WEATHERS,** to me known (or proven by satisfactory evidence) to be the person described in and who acknowledged that he executed the foregoing instrument and acknowledged that he executed the same as his free act and deed and for the purposes therein contained and expressed.

Witness my hand and official seal at Nashville (City), ~~Tennessee~~, this the 17 day of December, 2024.

DOROTHY SAVAGE DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC
My Commission Expires: Jan 4, 2028

(SEAL)

STATE OF TENNESSEE
COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$685,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Mark Dudzik
AFFIANT

Subscribed and sworn to before me this the 17 day of December, 2024.

(SEAL)

DOROTHY SAVAGE DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC
My Commission Expires: Jan 4, 2028

PERSON RESPONSIBLE FOR PROPERTY TAXES: Overlook Project, L.L.C.

SEND TAX BILLS TO: 2706 21st Ave S. Nashville TN 37212

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 Dec. 19. 2024.

Affiant Signature

20th day of December, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028