WARRANTY DEED

Karen Johnson Davidson County
Batch# 1221201 DEEDWARR
12/30/2024 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,078.00
20241230-0100951

File No. HR-24-8464

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $291,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of December, 2024

Notary Public

MY COMMISSION EXPIRES: 7-25-27

(AFFIX SEAL)

Gregory D. Vadner
State of Tennessee
Notary Public
Sumner 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 NUMBERS
Erik Grincewicz and Leigh Arklie	United Wholesale Mortgage, LLC	
(NAME)	(NAME)	
529 May Drive	585 South Blvd E	043-02-0-057.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37115	Pontiac, MI 48341	
(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, **Angela B. Teeples now Angela B. Overton, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erik Grincewicz and Leigh Arklie, husband and wife**, 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. 25 on the Plan of Farview, Section 2, as of record in Book 3600, Page 6, in the Register's Office for Davidson County, Tennessee and described as follows:

Beginning at a point in the westerly margin of May Drive, at the common corner of Lots 25 and 26; thence with the line between said lots, westerly 104.2 feet to a point; thence North 10 Degrees 14 minutes. West 127 feet to a point in the southerly margin of an unnamed street; thence with the margin of the same, easterly 57 feet to a point at the beginning of a curve; thence around said curve, southeasterly 30.3 feet to a point in the westerly margin of May Drive; thence with the margin of the same, southerly 98.8 feet to the point of beginning.

Being the same property conveyed to Angela B. Teeples, a single woman by Quitclaim Deed from Walter S. Teeples and wife, Fayne Teeples of record in Book 7756, page 904, Register's Office for Davidson County, Tennessee, dated January 18, 1989 and recorded on January 24, 1989.

Angela B. Teeples is now known as Angela B. Overton having wed Jack Dempsey Overton, Jr., who joins in the execution of this instrument to convey any interest he may have in subject property.

This is property more commonly known as 529 May Drive, Nashville, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 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 26th day of December, 2024.

Angela B. Overton

Jack Dempsey Overton, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of December, 2024, before me personally appeared Angela B. Overton and Jack Dempsey Overton, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of December, 2024.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Tennessee Certification of Electronic Document

I, Gregory Vadner, 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 12/26/2024 (date of document).

Affiant Signature

12/27/2024
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 27 day of Dec., 2024.

Notary's Signature

MY COMMISSION EXPIRES: 4/23/2025

NOTARY'S SEAL

Crystal Johnson
State of Tennessee
Notary Public
Sumner County