Karen Johnson Davidson County
Batch# 1235369 DEEDWARR
02/07/2025 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,197.80
20250207-0009630

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-141

DONNA VANDERMEER
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $594,000.00

Donna Taylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of February, 2025

Donna Vandermeer
Notary Public

Commission Expires: 10-11-28

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joel Taylor, Donna R. Taylor 403 Cornwall Dr. Brentwood, TN 37027	NEW OWNER –	160-03-0-101.00

WARRANTY DEED

FOR AND IN 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,

Ramona E. Overstreet, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joel Taylor and spouse, Donna R. Taylor, as to a 50% undivided interest, and William A. Taylor, II and spouse, Maryn J. Taylor, as to a 50% undivided interest

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 Lot No. 212 on the Plan of Haileywood Estate, Section VIII, as of record in Book 2854, Page 19, Register's Office for said County.

Said Lot No. 212 fronts 100.5 feet on the East side of Anchorage Drive, and extends back 150 feet on the North line and 193.7 feet on the South line, to a dead line in the rear, which is a broken line, on which it measures 111.5 feet.

Being the same property conveyed to Charles D. Overstreet and wife, Jean Overstreet by Warranty Deed from Ernest Lamar Fetner and wife, Janice Carpenter Fetner of record in Book 5046, page 556, Register's Office for Davidson County, Tennessee, dated July 15, 1976 and recorded on July 16, 1976. The said Charles D. Overstreet died on or about March 18, 2006, leaving Jean Overstreet as the surviving tenant by the entirety.

Being the same property conveyed to Ramona Overstreet, an unmarried person, one-half undivided interest and Jean Overstreet, an unmarried person, one-half undivided interest as joint tenants with right of survivorship by Quitclaim Deed from Jean Overstreet, an unmarried person of record in Instrument No. 20140408-0029290 Register's Office for Davidson County, Tennessee, dated March 19, 2014 and recorded on April 08, 2014. The said Jean Overstreet died on or about September 22, 2020, leaving Ramona Overstreet as the surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record;

(2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5230 Anchorage Drive, Nashville, TN 37220

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 so 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.

Dated this the 7th day of February, 2025.

Ramona E. Overstreet

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

On this 7th day of February, 2025, before me personally appeared Ramona E. Overstreet, 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 7th day of February, 2025.

Notary Signature
My commission expires: 5-16-26

A.C. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Donna Taylor, do hereby make oath that I am a 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 documents executed and authenticated according to law on 2/7/25.

Donna Taylor

Affiant

DATE: 2/7/25

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn and subscribed to before me this 7 day of Feb. 2025

Donna VanderMeer

Notary Public

My commission expires: 10-11-28

