Karen Johnson Davidson County
Batch# 1257029 DEEDWARR
04/07/2025 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $7,400.00
20250407-0026090

WARRANTY DEED

CINDY PERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. EY-25-9082

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of April, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Andrew Charles Elliott and Ashley Elaine Elliott	Sirva Mortgage	
(NAME)	(NAME)	
2002 Overhill Drive	1620 OakTree Blvd Ste 300	131 03 0 059.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Independence OHIO 44131	
(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, **Gary Baird Ferguson, a single man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Charles Elliott and Ashley Elaine Elliott, 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 part of Lot No. 67 and 68, on the Plan of George W. Blair's Revised Subdivision of Belmont Park Place, of record in Book 421, Page 118 and 119, Register's Office for said County, and described as follows:

Beginning at a point in the Northerly margin of Overhill Drive, as shown on the plan of J. G. Grissim's Subdivision, of record in Book 1424, Page 36, said Register's Office, the said point being at the Easterly margin of a 20-foot reserved strip as shown on the Plan of Overton Hills, of record in Book 843, Page 66, said Register's Office, thence North along said 20-foot reserved strip 217.79 feet, more or less, to a point in the South line of the Welch property; thence Easterly along Welch's line 60 feet to the West line of the N. W. Holbrook property (purchased from S. H. Sanders and wife, in 1951); thence South 217.79 feet, more or less, along the Holbrook property, to the Northerly margin of Overhill Drive, thence along the Northerly margin of Overhill Drive, Westerly 60 feet to the beginning.

Being the same property conveyed to Gary Baird Ferguson by Warranty deed from Aspen Construction, LLC of record in Instrument No. 20180201-0010368 Register's Office for Davidson County, Tennessee, dated 1/31/2018 and recorded on 2/1/2018. (Value of consideration shown in aforementioned deed $980,733.00.) Being also known as 2002 Overhill Drive Nashville, Tennessee 37215.

This is property more commonly known as 2002 Overhill Drive, Nashville, TN 37215.

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 2nd day of April, 2025.

Gary Baird Ferguson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of April, 2025, before me personally appeared Gary Baird Ferguson, 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 2nd day of April, 2025.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

CERTIFICATE OF AUTHENTICITY

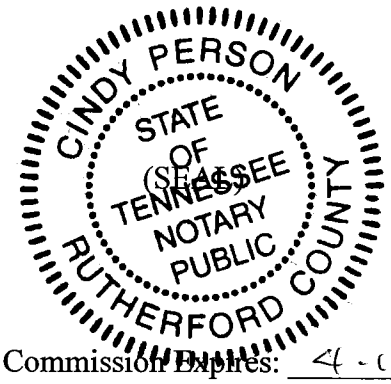
I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4-2-2025.

Affiant Signature

4-2-2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 2 day of April, 2025.



Notary Public

My Commission Expires: 4-09-2027

900