THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-8883-WE

Karen Johnson
Batch # 1325753
09/23/2025 10.18 32 AM
Fees $13 00 Taxes $2,590 00

Davidson County
DEEDWARR
2 pgs

20250923-0075823

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF September, 2025

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The 3300 Overlook Drive Trust, dated September 22, 2025	The 3300 Overlook Drive Trust	
3300 Overlook Drive	2505 Essex	104-10-0-129.00
Nashville, TN 37212	Nashville, TN 37212	
(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, **James Sydney Hartman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **The 3300 Overlook Drive Trust, dated September 22, 2025**

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. 168, on the map showing Dr. R. W. Grizzard's Subdivision of part of the Bosley Tract, not of record, and described according to a survey made by Erle Drake, County Surveyor, dated October 10, 1970, as follows:

BEGINNING at a point in the northwesterly margin of Overlook Drive, formerly Hillside Drive, at the northwest intersection of said Drive and 33rd Avenue South, formerly Bow Street; thence with the margin of said Overlook Drive, Southwesterly 67.25 feet to the common corner of Lots 168 and 169; thence with the line between said lots, Northwesterly 180 feet to a point in the southerly line of Lot 187; thence with the line between Lots 187 and 168, Northeasterly 70 feet to a point in the southwesterly margin of 33rd Avenue South; thence with the margin of said Avenue, Southeasterly 180 feet to the point of beginning.

Being the same property conveyed to James Sydney Hartman and Jerry David Hartman by Warranty Deed from Mrs. Aline Hartman, dated December 30, 1974 and recorded in Book 4878, page 525, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to James Sydney Hartman by Quitclaim Deed from Jerry David Hartman, and wife, Wanda Holder Hartman, dated May 24, 1981 and recorded May 26, 1981 in Book 5748, Page 663, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **3300 Overlook Drive, Nashville, TN 37212**

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 our hands this the 22 day of Sept, 2025.

James Sydney Hartman

James Sydney Hartman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Sydney Hartman,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 22 day of September, 2025.

My Commission expires. _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Notary Public