WARRANTY DEED

Karen Johnson Davidson County
Batch# 1327805 DEEDWARR
09/29/2025 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20250929-0077260

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
J. Miranda Belote, Attorney at Law, 365 West Main Street, Hendersonville, TN 37075

File No.: 2025.0126

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Katelyn Noel McPhillips and Connor Kevin McPhillips	**Same as New Owner**	062 02 0A 212.00
(NAME)	(NAME)	
2786 Riverbend Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Ninety-Nine Thousand Nine Hundred And No/100 Dollars ($399,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ROBERT W. OVERHOLT AND LINDSEY M. OVERHOLT, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KATELYN NOEL MCPHILLIPS AND CONNOR KEVIN DOWLING MCPHILLIPS, WIFE AND HUSBAND, 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. 335 on the Plan of River Trace Estates, Phase 1, Section 3, of record in Plat Book 6900, Page 615, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert W. Overholt and Lindsey M. Overholt, husband and wife, by Warranty Deed from Samuel J. Dionne-Keay and wife, Adrienne M. Dionne, dated June 29, 2020 and recorded July 7, 2020 in Instrument No. 20200707 - 0073069, as corrected by Scrivener's Affidavit of record in Instrument No.20200713-0076483, Register's Office for Davidson County, Tennessee

Commonly known as 2786 Riverbend Drive, Nashville, TN 37214

unimproved ☐
This is improved ☑ property, known as 2786 Riverbend Drive, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 25 day of September, 2025

Robert W. Overholt

Lindsey M. Overholt

STATE OF ~~TENNESSEE~~ Alabama TH

COUNTY OF ~~SUMNER~~ Montgomery TH

Personally appeared before me, the undersigned Notary Public of said county, Robert W. Overholt and Lindsey M. Overholt, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office this 25th day of September, 2025.

NOTARY PUBLIC

My Commission Expires: 1-9-2029

TOMICA HARRIS NOTARY PUBLIC ALABAMA STATE AT LARGE

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

202509290077260

Certificate of Authenticity

I, D. Hardwick, 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 **September 25, 2025**.

Date

D. Hardwick

Affiant Signature

September 29, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **29th** day of **September**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

