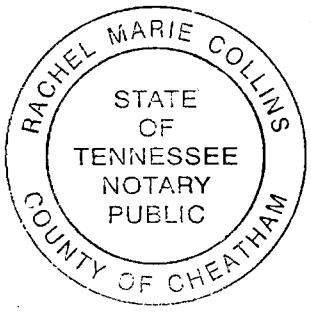
Karen Johnson Davidson County
Batch# 1354522 DEEDWARR
12/05/2025 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,052.58
20251205-0096781

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is ~~$575,000.00~~ $554,750.00 Affiant Subscribed and sworn to before me, this 4th day of December, 2025. Notary Public My commission expires: 3.21.2028

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jason Belcher	New Owner	**016-00-0-093.00**
2466 Union Hill Road		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Richard D. Overturf, unmarried man and Laura L. Bentley, unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jason Belcher, a married man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-twit:

Being Lot No. 1 on the plan of Edward G. Bracy, Jr., of record in Book 4470, page 19, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Richard D. Overturf and Laura L. Bentley, husband and wife by Warranty Deed from Jason C. Harrison and Amanda D. Harrison, husband and wife of record in Instrument No. 20181220-0124048 Register's Office for Davidson County, Tennessee, dated December 19, 2018 and recorded on December 20, 2018. Richard D. Overturf and Laura L. Bently having since divorced, see Docket No. 25D1029, Circuit Court for Davidson County, Tennessee.

This is improved property known as **2466 Union Hill Road, Goodlettsville, TN 37072.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 4th day of December, 2025.

Richard D. Overturf

Laura L. Bentley

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, Richard Overturf and Laura Bentley, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

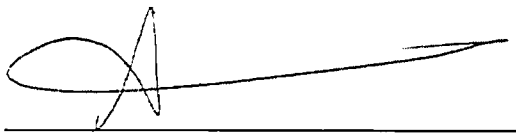
Witness my hand and official seal this 4th day of December, 2025.

Notary Public
My Commission Expires: 3-23-27

Lenders Title Company File No. 25-001235-626

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **12/5/2025**.

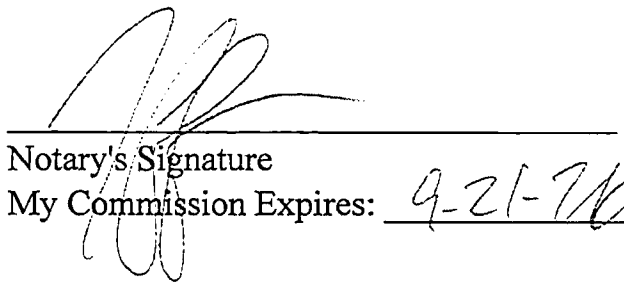


Affiant Signature — Date: 12/5/2025

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12/5/2025.



Notary's Signature

My Commission Expires: 9-21-26



Notary's Seal