WARRANTY DEED

Karen Johnson Davidson County
Batch# 1413903 DEEDWARR
04/30/2026 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $7,215.00
20260430-0038607

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,950,000.00.

Affiant

Subscribed and sworn to me on 04/30/26.

NOTARY PUBLIC

My Commission Expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT WAS PREPARED BY:

Rockford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brian Richard Overton Suzann Scott Overton 1420 Beddington Park Nashville, TN 37215	New Owners	159 01 0 031.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Denis Longpre and wife, Heather Longpre, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Brian Richard Overton and Suzann Scott Overton, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee being Lot No. 33 on the Plan of HOUNDS RUN of record in Plat Book 6900, Page 167, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Denis Longpre and wife, Heather Longpre, by Warranty Deed from Mark T. Byram, unmarried and Machaela S. Byram, unmarried, of record in Instrument No. 20150727-0073634, in the Register's Office of Davidson County, Tennessee, dated July 24, 2015 and recorded on July 27, 2015.
>
> This is improved property known as 1420 Beddington Park, Nashville, Tennessee 37215.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand and official seal on 04/30/26.

Denis Longpre

Heather Longpre

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 04/30/26, before me personally appeared Denis Longpre and Heather Longpre, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 04/30/26.

NOTARY PUBLIC

KATHERINE COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/02/2029
DAVIDSON COUNTY

My Commission Expires: 07/02/29

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Apr 30, 26 (date of document).

Jennifer Pennell

Apr 30, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Apr 30, 2026.

DAVID P. WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal