Karen Johnson Davidson County
Batch# 1435974 DEEDWARR
06/18/2026 04:05:30 PM 4 pgs
Fees: $23.00 Taxes: $4,625.00
20260618-0055617

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

Actual consideration or value, whichever is greater is $1,250,000.00.

Affiant

Subscribed and sworn before me this the 15th day of June, 2026.

Notary Public
My commission expires:

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Cathleen B Tobin Trust Agreement	City National Bank DBA US Mortgage	131-03-0U 001.00
15005 Lynn Terrace	350 S Grand Ave, Floor 12	
Minnetonka, MN	Los Andeles, CA 90071	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CAITLIN THERESA DEMAREST, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to THE CATHLEEN B TOBIN TRUST AGREEMENT, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Situated in Davidson County, Tennessee, being Unit A of Overhill Condominiums, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed recorded in Instrument No. 20070221-0021173, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Overhill Place, as shown on Exhibit "B" to the Master Deed of record in Instrument No. 20070221-0021173, said Register's office, for a more complete identification and description of such Unit.

Being the same property conveyed to Caitlin Theresa Demarest, by Quitclaim Deed from Randy Lee Malesick, II and Caitlin Theresa Demarest, Co-Trustees of the Malesick Family Trust dated September 13, 2023, said deed dated 2/18/2026 and recorded 5/4/2026 in Instrument No. 20260504-0039208, in the Register's Office of Davidson County, Tennessee.

Also being the same property previously conveyed to Randy Lee Malesick, II and Caitlin Theresa Demarest, Trustees of the Malesick Family Trust dated September 13, 2023, by Warranty Deed from Duane T. Smoot and wife, Renee P. Smoot, dated 10/5/2023 and recorded 10/10/2023 in Instrument No. 20231010-0079506, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1916 A Overhill Drive, Nashville, TN 37215.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 15th day of June, 2026.

Caitlin Theresa Demarest
Signed with Stavvy

Caitlin Theresa Demarest

STATE OF TENNESSEE
COUNTY OF Coffee

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Caitlin Theresa Demarest, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of June, 2026.

My commission expires: 4/17/2028

Justin Mooneyham
Signed with Stavvy

Notary Public

JUSTIN MOONEYHAM
State of Tennessee Notary Public
County of Coffee
My Commission Expires April 17, 2028

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Stavvy

Document Audit Report

Document	202605042.pdf
DocumentId:	1131820
Property address	1916A Overhill Drive, Nashville, TN 37215

Signers

Tamper seal encrypted using SHA-256 hashing and all signatures classified as Advanced electronic signatures

Caitlin Theresa Demarest

Typed signature and initials
eConsented 2026-06-15 01:01:21.734



Justin Mooneyham (Notary)

Typed signature and initials
eConsented 2025-10-14 05:40:30.345



Tennessee Certification of Electronic Document

I, Lynn Vaught, 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 6/15/26 (date of document).

Affiant Signature

6/18/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 18th day of June, 2026.

BRIDGETTE N SLOVER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 01/21/2029