RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1437190
06/23/2026 10:56:55 AM
Fees: $13.00 Taxes: $3,459.50
Davidson County
DEEDWARR
2 pgs
20260623-0056412

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $935,000.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th DAY OF June, 2026

MY COMMISSION EXPIRES: AFFIX SEAL

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-22-2029

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
F. Campbell Dodd and Stephanie S. Dodd	New Owner	
(NAME)	(NAME)	105-01-0X-001.00-CO
1004 Southside Place	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **MATTHEW THOMAS OVERTON AND BREANNA OVERTON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **F. CAMPBELL DODD AND STEPHANIE S. DODD,** 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 Unit No. 1004, on the Horizontal Property Regime for 1004-1006 Southside Place, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160223-0017181, amended in Instrument No. 20160226-0018242, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description

Being the same property conveyed to Matthew Thomas Overton, a single man by Warranty Deed from Cates Builders, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170120-0006780 Register's Office for Davidson County, Tennessee, dated January 20, 2017 and recorded on January 20, 2017.

This conveyance is subject to Deed of Trust of Record in Instrument No. 20211230-0171595 in said register's office and subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1004 Southside Place, Nashville, TN 37203
(House Number) (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 my hand this 17 day of June, 2026

MATTHEW THOMAS OVERTON

Breanna Overton

BREANNA OVERTON

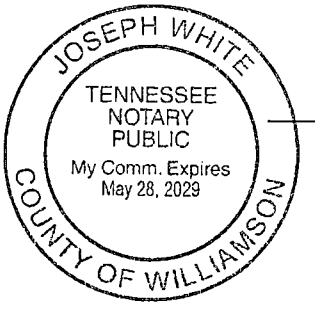
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew Thomas Overton and Breanna Overton, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17 day of June, 2026.

Commission expires:



Notary Public

JS2026-743