WARRANTY DEED

Karen Johnson Davidson County
Batch# 1438022 DEEDWARR
06/25/2026 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $6,682.20
20260625-0057244

File #26-DW-3105-O

(SEAL)
SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,806,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF June, 2026.

Notary Public
MY COMMISSION EXPIRES: 3-22-28

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
3105 Overlook Drive LLC	**NEW OWNER**	
(NAME) 109 Brighton Close	(NAME)	**104 10 0 206.00**
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

SCOTT NAYLOR AND DORIS NAYLOR, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

3105 OVERLOOK DRIVE LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly part of Lot No. 3 of Block 6 on the Map of FAIRFAX PLACE, of record in Plat Book 547, Pages 137 and 138, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 100 feet on the South side of Overlook Drive and runs back between lines 195.3 feet on the Easterly line and 245.75 feet on the Westerly line to a dead line in the rear, measuring 89 feet thereon.

Being the same property conveyed to Scott Naylor and Doris Naylor, Husband and Wife, by Warranty Deed from Caroline Phillipe Stark, of record in Instrument No. 20130425-0040914, in the Register's Office of Davidson County, Tennessee, dated April 18, 2013 and recorded on April 25, 2013.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FAIRFAX PLACE, as recorded in Plat Book 547, Page(s) 137-138.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **SCOTT NAYLOR**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number _202606250057242___, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **DORIS NAYLOR**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number _202606250057243___, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **3105 Overlook Drive, Nashville, TN 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 22nd day of June, 2026.

Scott Naylor by John Bishop, his attorney in Fact

Scott Naylor by John Bishop, his Attorney-In-Fact

Doris Naylor by John Bishop, her attorney in Fact

Doris Naylor by John Bishop, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **SCOTT NAYLOR**, and who acknowledged he/she/they executed the same as the free act and deed of the said **SCOTT NAYLOR**.

Witness my hand and official seal this **22nd** day of **June, 2026**.

S. Denise Woods
Notary Signature
My Commission Expires: _____

S. DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **DORIS NAYLOR**, and who acknowledged he/she/they executed the same as the free act and deed of the said **DORIS NAYLOR**.

Witness my hand and official seal this **22nd** day of **June, 2026**.

S. Denise Woods
Notary Signature
My Commission Expires: _____

S. DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 6/22/26. (date of document).

Affiant Signature

6/24/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

