# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY/RETURN TO:**
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00 .

Heather Wolford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21 DAY OF August, 2026.

Notary Public
COMMISSION EXPIRES: 4/20/30

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1475678 DEEDWARR
09/22/2026 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20260922-0087788

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Bobby Pulley<br>Nu Pulley<br>(NAME) | Same<br>(NAME) | 034-07-0A-008-00 |
| 517 Harbor Village Drive<br>(ADDRESS) | 346 Old Stone Road<br>(ADDRESS) | |
| Madison, TN 37115<br>(CITY) (STATE) (ZIP) | Goodlettsville, TN 37072<br>(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, we, **Pamela Kay Panozzo, married, and Derrick Wayne Overstreet, unmarried, as the devisees under the Last Will and Testament of Barbara Ann Barnes Overstreet,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bobby Pulley and Nu Pulley, husband and wife and Thanh Earles,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 8 on the Plan of Harbor Village, Phase 1, Planned Unit Development, as of record in Plat Book 6250, page 626, as amended in Plat Book 6900, Page 37, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

BEING the same property conveyed by Warranty Deed from Wilma Beene, married to Barbara B. Overstreet, recorded June 13, 1994, as Book 9376 Page 658 in Davidson County, Tennessee Register of Deeds.

The said Barbara B. Overstreet, a/k/a Barbara Ann Overstreet and Barbara Barnes Overstreet ("Decedent"), died testate on or about November 3, 2025, leaving a Last Will and Testament (the "Will") admitted to probate in Docket No. 2025PR544, in the Chancery Court for Wilson County, Tennessee. The Will bequeathed and devised all of Decedent's property to Pamela Kay Denny, n/k/a Pamela Kay Panozzo, and Derrick Wayne Overstreet.

TennCare Release obtained 12/15/2025, a copy of which can be found in the Chancery Court Probate File.

The property conveyed herein is not the place of residence of the Grantors or their spouses.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 517 Harbor Village Drive (House Number) (Street) (P.O. Address) Madison, TN (City or Town) 37115 (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. successors 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, 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 our hands this 20 day of August, 2026.

Pamela Kay Panozzo

Derrick Wayne Overstreet

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Pamela Kay Panozzo and Derrick Wayne Overstreet, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 20 day of August, 2026.

S. Nixon Pressley

Commission Expires: 11/26/2028

S. NIXON PRESSLEY TENNESSEE NOTARY PUBLIC My Comm Exp. November 26, 2028 COUNTY OF WILSON

File No.: 9128-26
Warranty Deed Individual LES rev. 09-2018

**TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT**

I, Elizabeth Levsen, 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 8/21/2026.

Elizabeth Levsen
Date: 8/21/2026

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Sworn to and subscribed before me this 8/21/2026.




**Notary Public**
My Commission Expires: 4/20/2030