Karen Johnson Davidson County
Batch# 272824 DEEDWARR
08/16/2019 02:50:17 PM 2 pgs
Fees: $13.00 Taxes: $1,080.40

20190816-0082396

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $292,000.00.

Affiant

Subscribed and sworn to before me, this 9 day of August, 2019.

Notary Public

My commission expires:

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
James Marsh	New Owner	148-10-0-019.00
3830 E Ridge Rd		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Douglas Ray Payne, Executor of the Estate of Joyce Payne,

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

James Marsh, a single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 10 on the Plan of Murray Heights of record in Plat Book 2663, Page 37, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID Lot No. 10 fronts 127.04 feet on the Easterly side of East Ridge Drive and runs back 256.17 feet on the Northerly line and 165.37 feet on the Southerly line to a dead line in the rear on which it measures 148.06 feet.

BEING the same property conveyed to Joe Payne and wife, Joyce Payne by Warranty deed from Robert C. Todd and wife, Sue P. Todd of record in Book 10518, page 378, Register's Office for Davidson County, Tennessee; the said Joe Payne having since died on or about November 21, 2015, and the said Joyce Payne having since died testate on

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-V-19-3830

May 25, 2019, and by her Last Will and Testament, and by Order on Petition to Admit Last Will and Testament to Probate and to Sell Real Property of record as Docket No. 19P1066, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, the said Douglas Ray Payne, also known as Ray Payne, as Executor of the Estate of Joyce Payne, having been authorized to sell, transfer and convey the subject property.

This is improved property known as **3830 E Ridge Rd, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9th day of August, 2019.

The Estate of Joyce Payne

Douglas Ray Payne, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Douglas Ray Payne, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is Executor of the Estate of Joyce Payne and that as Executor he is authorized to execute the within instrument as Executor and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9 day of August, 2019.

Notary Public
My Commission Expires: May 9, 2021

SolomonParks File No. 19-000186-528.

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY