Karen Johnson Davidson County
Batch# 459605 DEEDWARR
08/19/2020 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20200819-0093191

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Return To: 20003817
Allegiance Title of TN, LLC
278 Doug Warpoole Road
#218
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

Affiant

Subscribed and sworn to before me this 18th day of August, 2020.

Notary Public
My Commission Expires: 5-15-21

HEATHER LEE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires May 15, 2021

2020-444

Address of New Owner:	Send Tax Bills to:	Tax Information:
James Edwin Jean, Jr.		
2310 Elliott Avenue #117	Same As New Owner	105-14-0C-117.00-CO
Nashville, TN, 37204		

WARRANTY DEED

For and in 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

Kayla R. Payne, a single woman,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

James Edwin Jean Jr. and Sandra Kay Jean, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No.117 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums, of record under instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, 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 The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Kayla R. Payne by Warranty deed from Charles J. Scheib and Chong S. Scheib, husband and wife of record in Instrument No. 20160927-0101678 Register's Office for Davidson County, Tennessee, dated September 20, 2016 and recorded on September 27, 2016.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2310 Elliott Avenue, 117, Nashville, TN 37204.**

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 our hands this 17th day of August, 2020.

Kayla R. Payne

Kayla R. Payne

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 Kayla R. Payne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of August, 2020.

D. SHAYNE ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 6/13/2022

True Copy Certification

I, Nikki McKinney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

NMcKinney
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Heather Lee, a notary public for this county and state, Nikki McKinney who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather Lee
Notary's Signature

My Commission Expires: 5-15-21
Notary' Seal (if on paper)

