This instrument prepared by:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File Number: 3-6446-KP

Karen Johnson Davidson County
Batch# 470046 DEEDWARR
09/04/2020 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $721.13
20200904-0101023

STATE OF TENNESSEE
COUNTY OF Williamson

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is $194,900.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of September, 2020.

Notary Public
My Commission Expires: 2/19/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Yvette R. Payne 112 Saddle Tree Court Hermitage, TN 37076	Same	064 12 0A 112.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jacquelyn McClellan, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Yvette R. Payne, an unmarried woman**, hereinafter called the Grantee(s), his/her/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 112,ADDITION TO SECTION ONE FOX RUN CONDOMINIUM APTS, as shown in plat of record in Plat Book 5200, Page 89 and established under Master Deed of record in Book 4956, Page 582, Book 6370, page 817, Book 8510, page 92, and Book 8510, page 95, and any amendments thereto, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Jacquelyn McClellan, by Warranty Deed from Nola Clarke, unmarried, of record in Instrument No. 20051027-0129804, in the Register's Office of Davidson County, Tennessee, dated October 21, 2005 and recorded on October 27, 2005.

This is ☒ improved or ☐ unimproved property located at: **112 Saddle Tree Court, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 2nd day of September, 2020.

GRANTOR:

Jacquelyn McClellan

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jacquelyn McClellan, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of September, 2020.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

202009040101023

True Copy of Certification

I, Bonnie Curry, do hereby make oath that I am a licensed attorney and/or 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 executed and authenticated according to law.

Bonnie Curry

State of Tennessee

County of Williamson

Personally appeared before me, Carol M. Holmes, a notary public for this county and state, Bonnie Curry, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Carol M Holmes

Carol M. Holmes, Notary Public

My commission expires on 2/19/24

