Karen Johnson Davidson County
Batch# 476258 DEEDWARR
09/15/2020 03:28:30 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20200915-0105401

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $280,000.00

Affiant

Subscribed and sworn to before me, this the 11 day of September, 2020.

Notary Public

My Commission Expires: 12/1/2020
(AFFIX SEAL)

ANGIE VALENTINI-SMITH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE AND ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Kendall Payne	New owner	086-02-0-099.00
7008 Panama Drive		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BR549, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kendall Payne

HEREINAFTER CALLED THE GRANTEE, HER 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 Lot(s) 47, as shown on the map entitled Dodson Heights, of record in Plat Book 2900, page 113, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BR549, LLC by Warranty Deed from Lina A Johnson and Jarrod Joseph Johnson, wife and husband, dated 2/3/2020 and recorded 2/4/2020 of record in Instrument No. 20200204-0012613, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 7008 Panama Drive, Hermitage, TN 37076.

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, her heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, her 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 11 day of September, 2020.

BR549, LLC, a Tennessee Limited Liability Company

BY: _____
William Robert Trimbell, Member

BY: _____
Robert Adam Baughman, Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, of the state and county mentioned, personally appeared, William Robert Trimbell and Robert Adam Baughman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such persons to be the Members, and representatives authorized to execute the instrument, of BR549, LLC, a Tennessee limited liability company, the within named bargainor, a corporation, and that they as such authorized Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as such authorized Members.

Witness my hand and official seal at Murfreesboro, Tennessee, this 11 day of September, 2020.

_____
Notary Public

My Commission Expires: 12/1/2020

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Certificate of Authenticity

I, Leslie Garside, 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.

_____
Signature

State of Tennessee
County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

D. Hardwick STATE OF TENNESSEE NOTARY PUBLIC County of Sumner

202009150105401