WARRANTY DEED

Karen Johnson Davidson County
Batch# 560499 **DEEDWARR**
01/25/2021 03:09:33 PM 2 pgs
Fees: $13.00 Taxes: $4,625.00

20210125-0010868

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/1/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason Ronald Vogt	Jason Ronald Vogt	
(NAME)	(NAME)	
3219 Lakeshore Drive	3219 Lakeshore Drive	05409001700
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Charles Stanley Robinson Jr., devisee under the Last Will and Testament of Mildred Sue Robinson Payne, and Brian Kelly Robinson and Stephanie Dixon, heirs at law of Phillip T. Robinson, deceased devisee under the Last Will and Testament of Mildred Sue Robinson Payne**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Johannah McNeil and Jason R. Vogt, wife and husband,** hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A Tract of land, being the southerly half of Lot 10, Section I, Life and Casualty Subdivision, Old Hickory, Tennessee, recorded in Book 843, Page 56, Register's Office, Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the center of Pitts Ave. (Now Lakeshore Drive) at a distance of 2264.2 feet from the northerly margin of Old Hickory Blvd. as measured in a 17 minutes East a distance of 562.7 feet to a point in the Easterly margin of the original United States Government Reservations; Thence with said Easterly margin South, 18 degrees 55 minutes east a distance of 214.2 feet to a point, being the common corner of Lots 10 and II, Section I, of said subdivision; thence South 62 degrees 33 minutes west along the common line of Lots 10 and II of said subdivision of 560 feet to a point in the center of Pitts Ave. a distance of 125 feet to the point of beginning, comprising an area of 2.086 acres, more of less. (Less than part that corp of Engineers bought for the Old Hickory Lake).

Being the same property conveyed to J. R. Payne and wife, Jenny Black Payne by Deed from Dora F. Fahey, widow of John W. Fahey, dated 12/19/1953 and recorded 12/19/1953 of record in Book 2104, Page 277, Register's Office for Davidson County, Tennessee.

The said Jenny Black Payne predeceased J R Payne in 1960, leaving J R Payne as surviving tenant by the entirety.

The said J R Payne died on or about September 4, 1963, leaving Charles R. Payne, Robert D. Payne and John R. Payne, Jr., as her sole heirs at law. The said John R. Payne, Jr., a/k/a J R Payne Jr., died on or about October 30, 1982 and his interest in subject property having vested in his wife, Sue R. Payne, as sole devisee under his Last Will and Testament, Case Number 73292, Davidson County, Tennessee Circuit Court, Probate Division. Subsequently Charles R Payne Jr., conveyed his interest to R D Payne by Quitclaim Deed dated August 26, 1983, of record in Book 6325, page 756, Register's Office for Davidson County, Tennessee. The said R D Payne conveyed all his interest in subject property to Sue R. Payne by Quitclaim Deed dated December 23, 1988 of record in Book 7838, page 539, Register's Office for Davidson County, Tennessee. The said Charles R. Payne is one and the same person as Charles R. Payne Jr. The said Robert D. Payne is one and the same person as R D Payne.

The said Sue R. Payne a/k/a Mildred Sue Robinson Payne died on March 26, 2020, devising the subject property to Paul T. Robinson and Charles Stanley Robinson Jr, under her Last Will and Testament, Case Number 20P741, Davidson County, Tennessee, Seventh Circuit Court, Probate Division.

Return to:
Stewart Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: SE VRES 20329

The said Paul T. Robinson having predeceased Mildred Sue Robinson Payne on or about December 22, 2019, intestate, leaving Brian Kelly Robinson and Stefanie Dixon as his heirs at law as evidenced in Affidavit of Heirship being recorded simultaneously herewith.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 843, Page 56, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3219 Lakeshore Drive, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (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 GRANTEE(S), their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Effective the 15th day of January, 2021.

Charles Stanley Robinson Jr.

Brian Kelly Robinson

Stephanie Dixon

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Stanley Robinson Jr., Brian Kelly Robinson and Stephanie Dixon, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of January, 2021.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMP HOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122