Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GBC-21-106

This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 588965 **DEEDWARR**
03/10/2021 03:15:31 PM 2 pgs
Fees: $13.00 Taxes: $888.00

20210310-0031810

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $240,000.00.

Affiant

Subscribed and sworn before me this the 10th day of March, 2021.

Notary Public
My commission expires:

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

WARRANTY DEED

Address of New Owner:
Sam Payne and Amber Renee Zimmerman
106 Summit Ridge Ct
Nashville, TN 37215

Send Tax Bill to:
First Bank
P.O. Box 202028
Florence, SC 29502

Tax Information:
131-05-0B 106.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HUNTER AMONETT, UNMARRIED MAN, AND JANE L. AMONETT AND WILLIAM L. AMONETT, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SAM CLINTON PAYNE AND AMBER RENEE ZIMMERMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows: * Tenants in Common with the right of Survivorship

Land in Davidson County, Tennessee, being Unit No. 106, together with the appurtenant interest in the common elements of Four Seasons Condominiums, a horizontal property regime established by Master Deed of record in Book 6841, page 349, amended in Book 6847, page 122, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed, and being located upon Tract No. 1 on the Plan of Clark Gower Property of record in Plat Book 5050, page 30, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Hunter Amonett, an unmarried man, and Jane L. Amonett, and William L. Amonett, husband and wife, as tenants in common with rights of survivorship, by Quitclaim Deed dated 05/26/2017, from Hunter Amonett, an unmarried man, of record in Instrument No. 20170530-0053373, Register's Office for said County.

Also being the same property conveyed to Hunter Amonett, an unmarried man, by Warranty Deed dated 04/21/2017, from Brandon Van Pernis, a married man, of record in Instrument No. 20170426-0040960, Register's Office for said County.

Kara Gallagher, spouse of Hunter Amonett, joins in the execution of this instrument for the purpose of conveying her marital interest and equity, if any, in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 106 Summit Ridge Ct, Nashville, TN 37215.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

HA KD

Witness my hand this the 5th day of March, 2021.

Hunter Amonett

Kara Gallagher

Jane L. Amonett

William L. Amonett

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Hunter Amonett, Kara Gallagher ,and Jane L. Amonett and William L. Amonett, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of March, 2021.

My commission expires:
9-6-22

Notary Public

