Karen Johnson Davidson County
Batch# 641380 DEEDWARR
05/20/2021 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,209.90
20210520-0068931

#362310

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: October 2, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Thomas Nelson Payne	Guaranty Home Mortgage	142 10 0 125.00
(NAME) 7269 Green Meadows Ln	(NAME) 10 Lea Ave. STE 800 Nashville, TN 37210	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Judy B. Briley, Trustee of the Judy B. Briley Living Trust dated February 28, 2018,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Thomas Nelson Payne, a single man,** hereinafter called the Grantee, his 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 No. 52 on the Plan of Green Meadows, Section Two, of record in Plat book 5210, Page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stephen Briley and wife, Judy Briley by Warranty Deed from Steven Wayne Story Family Trust dated December 13, 2013, recorded December 16, 2013, of record in Instrument No. 20131216-0126928, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Judy B. Briley, Trustee of the Judy B. Briley Living Trust dated February 28, 2018 by Quitclaim Deed from Judy B. Briley dated August 16, 2018, recorded September 10, 2018, of record in Instrument No. 20180910-0089119, Corrected Deed dated November 15, 2018 and recorded December 3, 2018 at Instrument No. 20181203-0117375 - changes grantor from Judy B. Briley to Judy B. Briley, individually, as trustee of the Stephen H. Briley Living Trust, dated March 24, 1991 and as Independent Executor of the Estate of Stephen H. Briley, Register's Office for Davidson County, Tennessee. Stephen H. Briley having died on November 7, 2017.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 7269 Green Meadows Ln, Nashville, TN 37221

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, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 hand this 13 day of May, 2021.

Tthe Judy B. Briley Living Trust dated February 28, 2018

BY: Judy B Briley, Trustee
Judy B. Briley, Trustee

STATE OF TEXAS
COUNTY OF Tarrant

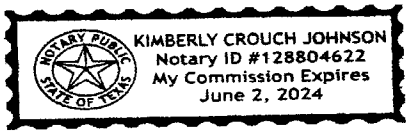
Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Judy B. Briley with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon her oath acknowledged herself to be the Trustee of THe Judy B. Briley Living Trust dated Februayr 28, 2018,the within named bargainor, and that he as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 13 day of May, 2021.

Kimberly Crouch Johnson
Notary Public

My Commission Expires: June 2, 2024

(SEAL)



TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

