Karen Johnson Davidson County
Batch# 645119 DEEDWARR
05/27/2021 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210527-0071736

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-30266

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-1944-DS

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robin L. Wolfenden and John L Wolfenden, Jr., Trustees of the John and Robin Revocable Trust	New Owner	MAP
227 Boxmere Place		PARCEL 131-06-0E-227.00-CO
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Lauren E. Lane, married n/k/a Lauren Lane Payne**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robin L. Wolfenden and John L. Wolfenden, Jr., Trustees of the John and Robin Revocable Trust dated February 5, 2015**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 227, Burton Hills Villages of Boxmere, Phase I, of record in Book 6250, page 649, Exhibit to Master Deed of record in Book 6666, page 790, amended in Book 6824, page 308 and Book 6908, page 738, Register's Office of Davidson County, Tennessee, to which references are hereby made for a more complete description thereof.

Being the same property conveyed to Lauren E. Lane, unmarried by Warranty deed from Trevor Wear and wife, Vanessa Van Duyn Wear, aka, Vanessa Van Duyn of record in Instrument No. 20090504-0040602 Register's Office for Davidson County, Tennessee, dated May 01, 2009 and recorded on May 04, 2009.

Being the same property conveyed to Lauren E. Lane Investment Services Trust, dated June 16, 2016 by Quitcliam deed from Lauren E, Lane of record in Instrument No. 20160620-0062731 Register's Office for Davidson County, Tennessee, dated June 16, 2016 and recorded on June 20, 2016.

Being the same property conveyed to Lauren E. Lane by Quitclaim deed from Jack F. King, Jr., Co-Trustee of The Lauren E. Lane Investment Services Trust, dated June 16, 2016 of record in Instrument No. 20200313-0028276 Register's Office for Davidson County, Tennessee, dated March 13, 2020 and recorded on March 13, 2020, as Scrivener' s Affidavit recorded on March 18, 2020 and recorded in Instrument no. 20200318-0030088. Lauren E. Lane is now known as Lauren Lane Payne

Subject property has never been the primary or marital residence of the herein named Grantor(s).

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **227 Boxmere Place, 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 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. 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(s) this the 25th day of May, 2021.

Lauren Lane Payne

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lauren Lane Payne** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 25th day of May, 2021.

My Commission expires: Jan 8, 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

