THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Williamson)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $545,000.00
JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	Affiant Subscribed and sworn to before me, this 8th day of June, 2021. Notary Public My Commission Expires: 6-26-21

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Daniel Hai Tran and Amelia Anne Lindsey 448 High Point Terrace Brentwood, TN 37027	First-Citizens Bank & Trust PO Box 11757 Columbia, SC 29211	Tax Parcel ID No. 181-10-0D-032.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL PAYLINGS AND ANGEL PAYLINGS, HUSBAND AND WIFE,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **DANIEL HAL TRAN and AMELIA ANNE LINDSEY, AS JOINT TENANTS,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 32, as shown on the map entitled Final Plat for Jackson Valley Subdivision Section Two, of record in Instrument No. 20071012-0121332, 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 MICHAEL PAYLINGS AND ANGEL PAYLINGS, JOINT TENANTS, by deed from CHRISTOPHER RAYMOND CAPO AND SUSAN PATRICIA CAPO, HUSBAND AND WIFE, of record in Instrument No. 20200804-0085817, dated July 31, 2020, said Register's Office.

This is improved property commonly known as: **448 High Point Terrace, Brentwood, TN 37027**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 655527 DEEDWARR
06/11/2021 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20210611-0079240

IN WITNESS WHEREOF, Grantors have executed this instrument on this 8th day of June, 2021.

MICHAEL PAYLINGS

ANGEL PAYLINGS

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL PAYLINGS AND ANGEL PAYLINGS**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th day of June, 2021.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary Public
My Commission Expires: _____

True Copy Certification

I, **Nick Harris**, 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 Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, 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: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY