THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210535243

Karen Johnson Davidson County
Batch# 666613 **DEEDWARR**
06/28/2021 10:48:43 AM 2 pgs
Fees: $13.00 Taxes: $5,291.00

20210628-0087089

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,430,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of June, 2021.

Notary Public
My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Stephen Payne and Ashley Payne 123 Blackburn Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 130-01-0-179.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cassandra Burke Daniell , married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Stephen Payne and Ashley Payne, husband and wife**, ("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 No. 127 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Book 421, Pages 94 and 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to JAMES F. DANIELL, JR. by deed from SUNTRUST BANK AS EXECUTOR OF THE ESTATE OF ROBERT D. BROWN, of record in Instrument No. 20080122-0006751, dated January 15, 2008, corrected by Scrivener's Affidavit of record in Instrument No. 20080211-0013634, said Register's Office.

JAMES F. DANIELL, JR. conveyed his interest to CASSANDRA BURKE DANIELL, by quitclaim deed of record in Instrument No. 20181207-0119289, dated November 30, 2018, said Register's Office.

James F. Daniell joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 130-01-0-179.00.

Matters shown on the Plan of record in Plat Book 421, pages 94 and 95, said Register's Office.

This is improved property located at 123 Blackburn Avenue Nashville TN 37205

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of June, 2021.

Cassandra Burke Daniell

James F. Daniell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cassandra Burke Daniell and James F. Daniell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 2021.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022