Karen Johnson Davidson County
Batch# 702105 DEEDWARR
08/20/2021 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20210820-0113013

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $800,000.00.

John W Payne
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th day of August, 2021.

NOTARY PUBLIC

My commission expires: 5-2-25

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
John W. Payne Trust and Mae E. Payne Trust	NEW Owner	098-00-0-038.01
(NAME)	(NAME)	
5058 John Hager Road		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Brian K. Ferguson, an unmarried man**, hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **John W. Payne and wife, Mae E. Payne, as Co-Trustees of each of the John W. Payne Trust dated November 29, 2011 and the Mae E. Payne Trust dated November 29, 2011**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of John Hager Road; said point being the southwest corner of the tract herein conveyed and the southeast corner of Tract No. 6; thence north 2 deg. 30' east 946.7 feet to an iron pin; thence south 85 deg. 10' east 150.4 feet to an iron pin; thence south 2 deg. 30' west 857.0 feet to an iron pin in the northerly margin of John Hager Road; thence in a southwesterly direction along the northerly margin of John Hager Road 171.3 feet to the point of beginning and containing 3.1 acres, more or less.

Being the same property conveyed to BRIAN K. FERGUSON AND JOAN E. FERGUSON, by deed from SON T. NGUYEN AND WIFE, NGOC T. DO, of record in Instrument No. 20050829-0103244, dated August 25, 2005, said Register's Office.

Being further conveyed to BRIAN K. FERGUSON, by quitclaim deed from JOAN E. FERGUSON, of record in Instrument No. 20160314-0024003, dated February 24, 2016, said Register's Office.

This property is __unimproved _X_improved property known as: 5058 John Hager Road, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 19th day of August, 2021.

Brian K. Ferguson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian K. Ferguson, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of August, 2021.

Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certification of Recorded Documents

I, Laura Hamann, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on August 20, 2021.

Laura Hamann
(AFFIANT) – Laura Hamann

08/20/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 20th day of August, 2021.

My commission expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY