Karen Johnson Davidson County
Batch# 708300 DEEDWARR
09/01/2021 11:56:30 AM 2 pgs
Fees: $13.00 Taxes: $6,482.40
20210901-0117868

4820

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210836696**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,752,000.00. Affiant Subscribed and sworn to before me, this 31st day of August, 2021. Notary Public My Commission Expires:

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Harlow Sumerford and Elizabeth Beeler Sumerford 4321 Estes Road Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130 08 0 025.00

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, **James Stephen Payne and Ashley Phillips Payne, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Harlow Sumerford and Elizabeth Beeler Sumerford, husband and wife**, ("Grantees"), its 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. 6 on the Plan of Esteswood Subdivision of record in Plat Book 974, Page 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed James Stephen Payne and Ashley Phillips Payne, husband and wife, by Warranty Deed from Grei S. Hinsen, unmarried, of record in Instrument No. 20170922-0097411, in the Register's Office of Davidson County, Tennessee, dated September 18, 2017 and recorded on September 22, 2017.

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.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Esteswood Subdivision, as recorded in Plat Book 974, Page(s) 30.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Strructure recorded in Instrument No. 20120813-0072149.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4264, Page 302.

This is improved property located at 4321 Estes Road Nashville TN 37215

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 31st day of August, 2021.

James Stephen Payne

Ashley Phillips Payne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Stephen Payne and Ashley Phillips Payne, 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 31st day of August, 2021.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 31 day of August, 2021

Ernest D. Bennett, III, Affiant — 8-31-21 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 31 day of August, 2021

Notary's Signature

MARY GAIL PORTER
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023