This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13406-RR

Karen Johnson Davidson County
Batch# 711781 DEEDWARR
09/08/2021 11:46:30 AM 4 pgs
Fees: $23.00 Taxes: $555.00
20210908-0120240

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-13406-RR

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 2nd day of September, 2021

Notary Public
My Commission Expires: 1/3/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Timothy Steve Smith 101 Park Circle Nashville, TN 37138	New Owner	053-11-0-032.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, **Phillip L. Smith, Executor of the Estate of Mildred Sue Robinson Payne**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Timothy Steve Smith**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

See Attached Exhibit A

This is improved property located at: **101 Park Circle, Nashville, TN 37138**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 2nd day of September, 2021.

GRANTOR:

Estate of Mildred Sue Robinson Payne

By: _____
Phillip L. Smith, Executor

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 Phillip L. Smith, Executor of the Estate of Mildred Sue Robinson Payne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of September, 2021.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: NOV 0 8 2021

202109080120240

EXHIBIT A

A certain Tract or parcel of land situated in the 4th civil District of Davidson County, Tennessee, situated adjacent to property set out on map No.3 Life and Casualty Insurance Company's property at Old Hickory, Tennessee, Recorded in Book 974 Page II, Register's office of Davidson County, Tennessee.

Beginning at a point at the corner of the intersection of the East Side of Park Circle and the South line of Tennessee Central Railroad's right of way, and thence Easterly along the South side of the Tennessee Central Railroad's right of way 175 feet to a point, and then South approximately at right angles 170 feet more or less to the common corners of Lots 1 and 4 in Block "D" of said subdivision, and being the northwest corner of Lot No.4, and thence west along the North Line of lot No. 1, 175 to the East Line of Park Circle, and thence North along the East line of Park Circle 170 feet, more or less, to point or beginning.

Being part of the same property conveyed to Sue Robinson Payne by deed from Kal Helou, Administrator C.T.A. of the Estate of Robert D. Payne, dated June 7, 1994 and recorded in Book 9372, page 715, Register's Office for Davidson County, Tennessee. And being part of the same property conveyed to Sue Robinson Payne by Quit Claim Deed from Payne Motor Company, a general partnership composed of Kal Helou, Administrator C.T.A. of the Estate of Robert D. Payne and Sue R. Payne, dated June 7, 1994 and recorded in Book 9372, Page 731, Register's Office for Davidson County, Tennessee.

Mildred Sue Robinson Payne died on March 26, 2020 and directed her real property to be sold by Will admitted in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 20P741. Phillip L. Smith was appointed Executor of the Estate of Mildred Sue Robinson Payne.

Sue Robinson Payne is one and the same as Mildred Sue Robinson Payne.

Certificate of Authenticity

I, Cassidy Lewallen, do hereby make oath that I am 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 9-2-21.

Affiant Signature

9.3.21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 day of September, 2021.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

