PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attorneys

Attorneys at Law
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

Karen Johnson Davidson County
Batch# 747095 DEEDWARR
10/29/2021 03:11:21 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00
20211029-0145717

W & I Ref: (DW) Title No.: 62086
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Larence Ritter Properties, LLC 116 Pembroke Ave Nashville, TN 37205-3729	Lima One Capital, LLC ISAOA/ATIMA 201 East McBee Avenue; Ste 300 Greenville, SC 29601

TAX MAP PARCEL NUMBERS: 09114016200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$750,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert E. Payne and Teresa Tanner Payne, husband and wife,** hereinafter called the **Grantors,** have bargained and sold, and by these presents do hereby transfer and convey unto **Larence Ritter Properties, LLC, a Tennessee limited liability company,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of W. N. Price, Subdivision of Lot 19 of the C. C. Vernon Farm, of record in Book 421, page 36, Register's Office for said County, to which plan reference is hereby made for a more complete description. Together with a part of a closed alley, abandoned and closed by the Davidson County Planning Commission as described in Book 2101, page 461, said Register's Office.

Being the same property conveyed to Robert Payne and wife, Teresa M. Tanner, by Warranty deed from Kenneth Ray Wayman and wife, Marjorie June Wayman, dated October 15, 2002 and recorded on November 7, 2002, of record in Instrument No. 20021107-0137477, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20110118-0004680, said Register's Office, subject property was conveyed to Robert E. Payne and wife, Teresa Tanner Payne.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; All Matters shown on the Plan of record in Book 421, page 36, said Register's Office. No insurance is afforded as to the amount of acreage contained herein.

This is improved property, known as 5621 Lenox Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of October, 2021.

Robert E. Payne **Teresa Tanner Payne**

State of Tennessee

County of Davidson

On this 28th day of October, 2021, before me the undersigned authority, personally appeared Robert E. Payne and Teresa Tanner Payne, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $750,000.00.

Affiant

Sworn and subscribed before me this 28th day of October, 2021.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary