Name and Address of New Owner:
Phuoc Vinh Phan
6914 Highland Park Drive
Nashville, TN 37205

Karen Johnson Davidson County
Batch# 752385 DEEDWARR
11/10/2021 09:31:30 AM 3 pgs
Fees: $18.00 Taxes: $677.10
20211110-0150018

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 143-03-0A-012.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Eddie J. Payne and wife, Sandra D. Payne, to create tenancy by the entirety**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Phuoc Vinh Phan,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. D-2, Type II, together with Carport D-2, on the Plan of Harpeth Glen Condominium Apartments, Phase 2, of record in Book 4460, page 99, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Eddie J. Payne and wife, Sandra D. Payne, to create tenancy by the entirety, from Sandra D. Payne, married, by Quitclaim Deed dated February 22, 1999 and recorded March 3, 1999 in Book 11364, page 912, said Register's Office.

Being the same property conveyed to Sandra D. Payne, a married person, from Randall G. Fisher and wife, Melody C. Fisher, by Warranty Deed dated August 22, 1997 and recorded August 26, 1997 in Book 10581, page 520, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of October, 2021.

Sandra D Payne (SEAL)
Sandra D. Payne

Eddie J. Payne (SEAL)

Eddie J. Payne

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of October, 2021, before me personally appeared Sandra D. Payne and Eddie J. Payne, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of October, 2021.

Notary Signature
My commission expires: 9/21/24

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $183,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 29th day of October, 2021.

Notary Signature
My commission expires:

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/29/21 (date of document).

Jennifer L. Pennell

10/29/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29 day of October, 2021.

Notary's Signature

My Commission Expires: 41322

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022