This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 760139 DEEDWARR
11/23/2021 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,483.70
20211123-0155613

ADDRESS NEW OWNER:
Oliver & Savannah Payne
4913 Southport Cove
Hermitage, TN 37076

SEND TAX BILL TO:

~~New Owner~~
Deepi LLC
306 Northcreek Blvd, Ste 100
Goodlettsville TN 37072

MAP/PARCEL 098-13-0B-005.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeffery D. Carter and wife, Ramona L. Carter, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Oliver Odle Payne and Savannah Payne, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Newport, A Planned Unit Development of record in Plat Book 9700, Page 568, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jeffery D. Carter and wife, Ramona L. Carter by Warranty deed from Landmark Homes of Tennessee, Inc, a Tennessee corporation of record in Book 11008, page 627, Register's Office for Davidson County, Tennessee, dated June 26, 1998, and recorded on July 07, 1998.

This is improved property known as: **4913 Southport Cove, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 16th day of November, 2021.

WITNESS MY HAND on this the 16th day of November, 2021.

Jeffery D. Carter

Ramona L. Carter

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jeffery D. Carter and Ramona L. Carter,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 16th day of November, 2021.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $401,000.00.

AFFIANT

Subscribed and sworn to before me this the 16th day of November, 2021.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 2107836

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 11/16/2021 (date of document)

Affiant Signature

11/17/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 17th day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY