Karen Johnson Davidson County
Batch# 775061 DEEDWARR
12/16/2021 02:16:41 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20211216-0166585

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$360,000.00.**

Affiant

Subscribed and sworn to before me, this the 8th day of December, 2021.

Notary Public

My commission expires: Sept. 8th, 2025

(AFFIX SEAL)

JESSICA D. PUCKETT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Todd J. Payne and Kelly J. Payne, Trustees of the Payne Family Trust	**Todd J. Payne and Kelly J. Payne, Trustees of the Payne Family Trust**	**Map 133-12-0 Parcel 230.00**
19467 Eagle Pointe Trail	**19467 Eagle Pointe Trail**	
Park Rapids, MN 56470	**Park Rapids, MN 56470**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ngozi Ogbunugafor, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Todd J. Payne and Kelly J. Payne, Trustees of the Payne Family Trust dated August 22, 2016

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Section Three Greenwood Hills, of record in Plat Book 5050, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ngozi Ogbunugafor and Maureen Ogbunugafor, as tenants in common, by Deed dated November 19, 2001 from Terry Lee William and wife, Alexine L. Williams, and Robert L. Williams, Jr. and wife, Sarah J. Williams, of record in Instrument No. 20011127-0129406, Register's Office for Davidson County, Tennessee. The said Maureen Ogbunugafor (n/k/a Maureen Okafor) having quitclaimed to Ngozi Ogbunugafor, by Quitclaim Deed dated April 29, 2008, of record in Instrument No. 20080506-0046615, said Register's Office.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 5050, Page 10, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 5086, Page 766, Register's Office for &*v28& County, Tennessee. 3) Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5093, Page 391 and Book 5103, Page 939, Register's Office of Davidson County, Tennessee. 4) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **500 Jasmin Drive, Nashville, TN 37211**

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 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **8th** day of **December, 2021.**

Ngozi Ogbunugafor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Ngozi Ogbunugafor,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **8th** day of **December, 2021.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24