Karen Johnson Davidson County
Batch# 785847 DEEDWARR
01/10/2022 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20220110-0002630

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $250,000.00.

Affiant

LILLIAN TURMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/2/2023
COUNTY OF DAVIDSON

Subscribed and sworn before me this the 17th day of December, 2021.

Notary Public
My commission expires: 10/2/2023

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Marie Lampa	Bank of Tennessee	162-05-0C 048.00
5515 Country Drive #G48	PO Box 4980	
Nashville, TN 37211	Johnson City, TN 37602-4980	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CYNTHIA Y. PAYNE-TAYLOR,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MARIE LAMPA AND DANIEL WISE, wife and husband,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 48 on the Plan of Hickory Valley Condominiums, as of record in Plat Book 4460, Page 27, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Cynthia Y. Payne-Taylor by deed from Gerald J. Taylor of record in Instrument No. 20211209-0161367, said Register's Office.

Also being the same property conveyed to Cynthia Y. Payne-Taylor and husband, Gerald J. Taylor, by deed dated 08/30/2006, from Robert Payne and Joyce Payne, of record in Instrument No. 20060831-0108005, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5515 Country Drive #G48, 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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 17th day of December, 2021.

Cynthia Y. Payne-Taylor

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Cynthia Y. Payne-Taylor,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of December, 2021.

My commission expires:

Notary Public

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 12/19/2021.

D. Shayne Adair

12/20/2021
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20 **day of** December, **2021.**

April D. Wideman
Notary Public
My Commission Expires: 03/13/2022

