Karen Johnson Davidson County
Batch# 799308 DEEDWARR
02/02/2022 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20220202-0012326

WARRANTY DEED

LORI HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 day of January, 2022.
Notary Public
MY COMMISSION EXPIRES: 2/20/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Payne and Patricia Michele Corlew	OWNER	083 15 0 071.00
(NAME)	(NAME)	
4135 Meadow View Circle		
(ADDRESS)	(ADDRESS)	
Pleasant View TN 37146		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Charles Barnett, a single man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Patricia Michele Corlew, an unmarried woman and Michael Payne, an unmarried man, as joint tenants with right of survivorship,** hereinafter called the GRANTEE(S), his/her/their 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. 96 on the Plan of Fortland Park, Section I, Addition I, as of record in Deed Book 2854, Page 68, Register's Office of Davidson County, Tennessee.

Said Lot No. 96 fronts 80 feet on the northerly side of Huntleigh Drive and runs back between lines 139.0 feet on the westerly side and 139.7 feet on the easterly side to a dead line in the rear, on which it measures 102.04 feet.

Being the same property conveyed to Charles D. Barnett, a single man by Warranty Deed from The Estate of Harry W. Fletcher and wife, Lyda Mai P. Fletcher, deceased and Harry W. Fletcher, Jr., Executor of the Estate of Lyda Mai P. Fletcher, dated 12/22/2003 and recorded 02/17/2004, of record in Instrument 200402170018180, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2804 Huntleigh Drive, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 19th day of January, 2022.

Charles D. Barnett

State of Tennessee
County of

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles D. Barnett, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of January 2022.

Notary Public:
My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
103 S Broadway
Portland, TN 37148

I, Kelsie Holloway 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 1/19/2022 (date of document).

Kelsie Holloway

Affiant Signature

1/24/2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 24 day of January, 2022.

Lori Holloway

Notary's Signature

MY COMMISSION EXPIRES: 2/20/23

Notary's Seal (if on paper)

LORI HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY