WARRANTY DEED

Karen Johnson Davidson County
Batch# 822792 DEEDWARR
03/16/2022 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20220316-0030288

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 4-6-25
(AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0023

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jonathan Owen and Suzanne Owen, husband and wife	PennyMac Loan Servicing	Map: 098060B05300CO
(NAME) 1107 Chickadee Circle	(NAME) 1761 E. Saint Andrews Pl.	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Santa Ana, CA 92705	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS ($485,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOHN W. PAYNE AND WIFE, MAE E. PAYNE, AS CO-TRUSTEES OF EACH OF THE JOHN W. PAYNE TRUST DATED NOVEMBER 29, 2011 AND THE MAE E. PAYNE TRUST DATED NOVEMBER 29, 2011,

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

JONATHAN OWEN AND SUZANNE OWEN, HUSBAND AND WIFE,

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 Unit No. A of Lot No. 62D, as shown on on the plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D, as depicted in Exhibit "C" of the Supplemental Declaration of Covenants, Conditions, and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record as Instrument No. 20051122-0141076, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof, and being supplemental to the Master Declaration of record as Instrument No. 20051024-0128043, and amended as Instrument Nos. 20061004-0122802 and 20190122-0006133, said Register's Office.

Being the same property conveyed to John W. Payne and wife, Mae E. Payne, as co-trustees of each of The John W. Payne Trust dated November 29, 2011 and the Mae E. Payne Trust dated November 29, 2011, by Quitclaim Deed from John W. Payne and Mae E. Payne, husband and wife, of record in Instrument No. 20111207-0095588, dated November 29, 2011, Register's Office for said County. See also deed of record in Instrument No. 20110321-0021749, said Register's Office.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20051104-0133897 and corrected in Instrument 20060608-0067981, said Register's Office; (3) Utility Easement to TVA of record in Book 1291, Page 99, Register's Office for said County; (4) Maintenance Agreement of record in Instrument 20051024-0128043, Register's Office for said County; (5) Storm Water Easement of record in Instrument 20050222-0019150 and Instrument 20060120-0008000, Register's Office for said County; (6) Charter for Homeowner's Association of record in Instrument 20060223-0021110, said Register's Office; (7) Quitclaim Deed to Homeowners Association for Open Space of record in Instrument No. 20160203-0010469 and Instrument No. 20160212-0013727, said Register's Office; (8) Easement of record in Instrument No.

20160212-0013733, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20051024-0128043; Instrument 20051122-0141076; Instrument 20061004-0122802; and Instrument No. 20190122-0006133, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1107 Chickadee Circle, Hermitage, TN 37076
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 our hands this 17th day of February, 2022.

John W. Payne and wife, Mae E. Payne, as co-trustees of each of the John W. Payne Trust dated November 29, 2011 and the Mae E. Payne Trust dated November 29, 2011

The John W. Payne Trust dated November 29, 2011

BY: _____
John W. Payne, Co-Trustee

BY: _____
Mae E. Payne, Co-Trustee

The Mae E. Payne Trust dated November 29, 2011

BY: _____
Mae E. Payne, Co-Trustee

BY: _____
John W. Payne, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John W. Payne and Mae E. Payne, Co-Trustees of The John W. Payne Trust dated November 29, 2011, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Co-Trustees of The John W. Payne Trust dated November 29, 2011, and that he/she as such Co-Trustees, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of February, 2022.

My commission expires: 5.2.22

_____
Notary Public

ZANA C PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John W. Payne and Mae E. Payne, Co-Trustees of The Mae E. Payne Trust dated November 29, 2011, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Co-Trustees of The Mae E. Payne Trust dated November 29, 2011, and that he/she as such Co-Trustees, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of February, 2022.

My commission expires: 5.2.22

_____
Notary Public

ZANA C PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 2/17/22.

Date

Celia Stewart-Rouse

Affiant Signature

2/17/22

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 17th day of February 20 22.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY