Karen Johnson Davidson County
Batch# 828637 DEEDWARR
03/25/2022 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,722.72
20220325-0034756

WARRANTY DEED

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 6, 2025

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,600.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MARCH, 2022.

Eliza Whitfield
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kara Payne	Kara Payne	083-09-0-365.00
(NAME)	(NAME)	
1416 Gartland Avenue	1416 Gartland Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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 Gwendolyn H. Hayes and Carla Nicole Gilmore formerly known as Carla Nichole Hayes, sole heirs at law for William J. Hayes, III, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Kara Payne and Matthew Payne, wife and husband, 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:

The following described real estate in Davidson County, Tennessee and described as follows:

Being the westerly 50 feet on the front and 45 feet on the rear of Lot No. 53 on the Subdivision of B. S. Lindsley's 29 acre tract, as of record in Book 57, Page 66, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph M. Collier and wife Lorine Collier by Warranty Deed, dated 07/31/1963, of record in Book 3610, Page 511, Register's Office for Davidson County, Tennessee.

The said Joseph M. Collier died on 08/28/1975, leaving the said Lorine Collier the sole surviving tenant by the entirety.

The said Lorine Collier died testate on 08/15/2010, devising subject property to William J. Hayes, III, as evidenced in File No. 11P482, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to William J. Hayes, III by Executor's QuitClaim Deed from William J. Hayes, III, Executor of the Estate of Lorine Collier, dated 11/21/2011 and recorded 07/11/2012, of record in Instrument 201207110060863, Register's Office for Davidson County, Tennessee.

The said William J. Hayes, III died intestate on 12/07/2015, leaving the said Gwendolyn H. Hayes and Carla Nichole Hayes now known as Carla Nichole Gilmore, his sole heirs at law as evidenced in File No. 2016PR-5, Probate Court Clerk's Office for Sumner 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 ☒ 1417 Forrest Avenue, 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/ner/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 11th day of March, 2022.

Gwendolyn H. Hayes

Carla Nicole Gilmore

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gwendolyn H. Hayes and Carla Nicole Hayes, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of March, 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
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

202203250034756

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 3/18/2022 (date ~~of document~~).

Affiant Signature

3/18/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 18th day of March 2022.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

Eliza Whitfield
Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025