Karen Johnson Davidson County
Batch# 830695 DEEDWARR
03/29/2022 02:41:30 PM 5 pgs
Fees: $28.00 Taxes: $1,017.50
20220329-0036396

| Prepared By: | Record and Return To: | Mail Tax Statements to: |
|---|---|---|
| VidmarLaw, Ltd.,<br>John Vidmar (TN Bar#032525)<br>P.O. Box 211031<br>Columbus, Ohio 43221 | Amrock, LLC<br>662 Woodward Ave.<br>Detroit, MI 48226 | Tillman Payne, IV<br>807 18th Avenue South<br>Apartment 314<br>Nashville, TN 37203 |

Order Number: 72138666-D

# GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS,** that the Grantor(s) **Kimberly Payne, married to Tillman Payne, III**, for Two Hundred Seventy-Five Thousand Dollars and 00/100 ($275,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Tillman Payne, IV, a single man,** whose address is 807 18th Avenue South, Apartment 314, Nashville, TN 37203, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Unit 314, 807 Eighteenth Avenue Condominiums, a Horizontal Property Regime with Private Elements, as established under Master Deed of record in Instrument No. 20041214-0148798, as amended in Instrument No 20041216-0149823 and Instrument No. 20050504-0050222, Instrument No. 20051123-0142078, Instrument No. 20060109-0003220, Instrument No. 20070509-0055940 and Instrument No. 20080314-0026174 and further described on plan of record attached to said Master Deed as "Exhibit E" in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said Unit.

Parking Space #20 is included as an appurtenance to this Unit in the Third Amendment to the Master Deed of record in Instrument No. 20051123-0142078, said Register's Office for Davidson County, Tennessee. This appurtenance is deeded with the unit and is not transferrable in any fashion except with a transfer of the Unit.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

Covenants, Conditions and Restrictions in the Master Deed establishing a Horizontal Property Regime of 807 Eighteenth Avenue of record in Instrument Number 20041214-0148798, as amended in Instrument No. 20041216-0149823, Instrument No. 20050504-0050222, Instrument No. 20051123-0142078, Instrument No. 20060109-0003220, Instrument No. 20070509-0055940 and Instrument No. 20080314-0026174, Register's Office for Davidson County, Tennessee.

Charter for HOA of record in Instrument Number 20041130-0142097 and 20040715-0084913, in the Register's Office for Davidson County, Tennessee.

Boundary Line Settlement, Quitclaim Deed and Grant of Easements of record in Instrument Number 20050420-0044082, in the Register's Office for Davidson County, Tennessee.

All other easements, restrictions and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 092 16 0C 314.00
Street address of property: 807 18th Avenue South, Apartment 314, Nashville, TN 37203
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20211110-0150075 in the Register's Office, Davidson County, Tennessee.

Signed this 18th day of March, 2022.

Signature of Grantor(s):

Kimberly Payne

Tillman Payne, III

STATE OF Tennessee, COUNTY OF Davidson, SS:

***BE IT REMEMBERED*** That on this 18th day of March, 2022 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Kimberly Payne and Tillman Payne, III, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

***In testimony whereof,*** I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Erica Davis

Notary Public

ERICA DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Property Address: 807 18th Avenue South, Apartment 314, Nashville, TN 37203
Tax Parcel: 092 16 0C 314.00

Oath of Consideration

I, Tillman Payne, IV, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $275,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 18 day of March, 2022.

Signatures of Affiant(s):

TPayne IV
Tillman Payne, IV

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

Notary Public

EBONY M YARBROUGH
Notary Public
State of Georgia
Henry County
My Comm. Expires July 1, 2025

PCL 72138666DWAR01010404



202203290036396

**Tennessee Certification of Electronic Document**

I, PERRY LANZOTTI, 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

Mar 22, 2022
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 22 day of March, 2022

Notary's Signature

MY COMMISSION EXPIRES: 02/21/2026

NOTARY'S SEAL

TAKISHA D HARRISON
NOTARY PUBLIC - MICHIGAN
MACOMB COUNTY
ACTING IN THE COUNTY OF Wayne
MY COMMISSION EXPIRES FEB. 21, 2026