Karen Johnson Davidson County
Batch# 834994 DEEDWARR
04/05/2022 02:16:30 PM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20220405-0039394

This instrument prepared by VidmarLaw, Ltd., John Vidmar (TN Bar#032525), P.O. Box 211031, Columbus, Ohio 43221

Record and Return to: Preston C. Payne, 121 Hardaway Drive, Goodlettsville, Tennessee 37072

Order Number: 72151426

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Michael R. Payne, a single man,** for Two Hundred Eighty-Five Thousand and No/100 Dollars ($285,000.00) and other valuable consideration paid, warrants the title against all person whomsoever and does hereby conveys unto the Grantee(s), **Preston C. Payne, a single man,** whose address is 121 Hardaway Drive, Goodlettsville, Tennessee 37072, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot No. 362 on the plan of Gatewood, Section II, as of record in Book 3700, Pages 144 and 145, Register's Office for said county.

Said Lot No. 362 fronts 79 feet on the Westerly side of Hardaway Drive and runs back 160 feet on the Northerly line and 163.75 feet on the Southerly line to a line at the rear on which it measures 79.09 feet.

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

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

County Parcel number: 03308009400
Street address of property: 121 Hardaway Drive, Goodlettsville, Tennessee 37072
Prior Instrument References by which Grantor(s) acquired title: Instrument Number

PCL 72151426DWAR01010103

20111110-0088176 and Instrument No. 20090716-0066712 in the Register's Office, Davidson County, Tennessee.

Mail Tax Statements to: Preston C. Payne, 121 Hardaway Drive, Goodlettsville, Tennessee 37072

Signed this 25 day of March, 2022.

Signature of Grantor:

Michael R Payne

Michael R. Payne

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 25 day of March, 2022 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Michael R. Payne, 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 his 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.

Notary Public

YAMINAH MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-03-2023

PCL 72151426DWAR01010203

Property Address: 121 Hardaway Drive, Goodlettsville, Tennessee 37072
Tax Parcel: 03308009400

Oath of Consideration

I , Preston C. Payne, 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 $285,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 25 day of March, 2022.

Signatures of Affiant(s):

Preston C. Payne

Sworn and subscribed before me this 25 day of March, 2022

Notary Public

YAMINAH MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2023

PCL 72151426DWAR01010303

Tennessee Certification of Electronic Document

I, Kelsey 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 3/25/2022 (date of document).

Affiant Signature

Mar 29, 2022
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 29 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