WARRANTY DEED

Karen Johnson Davidson County
Batch# 872441 DEEDWARR
06/16/2022 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,121.10
20220616-0068763

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $303,000.00

Lisa Payne
AFFIANT

Subscribed and sworn to before me this the 10th day of November, 2021.

Kristi McCoy
NOTARY PUBLIC

My commission expires: 3/25/2023

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 21-1262 PAYNE

(AFFIX SEAL)

ADDRESS NEW OWNER(S) AS FOLLOWS: Lisa Payne	SEND TAX BILLS TO: same as new owner	MAP-PARCEL NUMBERS
(NAME) 101 Academy Square	(NAME)	093-11-0A-101.00-CO
(ADDRESS) Nashville, TN 37210	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Richard Allen Barnett, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lisa Payne, a married woman, as her sole and separate property** 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. 101 (erroneously referred to as Lot No. 101 in prior deeds) on the Plan of Revised Academy Square of record in Plat Book 5200, Page 614, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Richard Allen Barnett and Gary Thomas Kempf, both unmarried by Warranty deed from Matt J. Little and Brenda Rhoton Little, both unmarried of record in Book 10641, page 354, Register's Office for Davidson County, Tennessee, dated September 30, 1997 and recorded on October 09, 1997.

Being the same property conveyed to Richard Allen Barnett, unmarried by Quitclaim deed from Gary Thomas Kempf, unmarried of record in Instrument No. 20030625-0087377 Register's Office for Davidson County, Tennessee, dated June 20, 2003 and recorded on June 25, 2003.

DESIGNATED as Tax ID: 093-11-0A-101.00-CO

This is
unimproved ☐
improved ☒ property known as 101 Academy Square, Nashville, TN 37210

(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 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 my hand this the 10th day of November, 2021.

Richard Allen Barnett

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **Richard Allen Barnett, unmarried**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 10th day of November, 2021.

Kristi McCoy
Notary Public

My Commission Expires: 3/25/2023

STATE OF TENNESSEE NOTARY PUBLIC
KRISTI McCOY
WILSON COUNTY

202206160068763

Certificate of Authenticity

I, **Kristi McCoy**, 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 **November 10, 2021**

Kristi McCoy 11/10/21

Name: **Kristi McCoy**
Title: **Title Agent**

STATE OF **Tennessee**
COUNTY OF **Wilson**

Sworn to and subscribed before me on **November 10, 2021.**

Kelsey Pitman

Notary Public: **Kelsey Pitman**
My Commission Expires: **09/21/2024**

