WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2022

Notary Public

MY COMMISSION EXPIRES: 3.8.2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alex Ikbariah	**NEW OWNER**	**054130092.00**
(NAME)	(NAME)	
PO Box 10908		
(ADDRESS)	(ADDRESS)	
Jackson, TN 38308		
(CITY) (STATE) (ZIP)	(CITY) (STATE)	

Karen Johnson Davidson County
Batch# 877620 DEEDWARR
06/24/2022 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $762.20
20220624-0072452

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 **Jason D. Payne and Christy D. Payne, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Alex Ikbariah, a married man,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1: Map/Parcel 054-13-0-092.00/ 103 Fields Drive

Land in Davidson County, Tennessee, being Lot No. 9, on the plan of Jackson Acres, of record in Plat Book 3500, Page 107, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tract 2: Map/Parcel 064-01-0-003.01 / 101 Fields Drive

Land located in the 11th Council District of Nashville, Davidson County, Tennessee in the City of Lakewood at the northeast intersection of Fields Drive and Old Hickory Boulevard/State Highway 45, said land being shown as a small tract south of and adjacent to Lot 9, Jackson Acres, recorded in Plat Book 3500, Page 107, Register's Office, Davidson County, Tennessee, and described more particularly as follows:

Beginning at a point on the easterly margin of Old Hickory Blvd./State Highway 45, said point being the southwest corner of Lot 9, Jackson Acres recorded in Plat Book 3500, Page 107, Register's Office, Davidson County, Tennessee; thence leaving said Old Hickory Blvd./State Hwy. 45 with the southerly line of said Lot 9, S 84° 49' E 171.2 feet to a point on the westerly margin of Fields Drive (50' wide R.O.W.) at the southeast corner of said Lot 9; thence with the margin of said Fields Drive in a southwesterly direction with a curve to the right that is concave to the northwest with a radius of 195.8 feet and an arc length of 29.8 feet to a point of tangency; thence continuing with said Fields Drive S 53° 00' W 73.5 feet to a point; thence with a curve to the right with a radius of 25.00 feet, an arc length of 39.3 feet, and an included angle of 90° 00' to a point on said easterly margin of Old Hickory Blvd./ State Hwy. 45; thence with said easterly margin N 37° 00' W 90.00 feet to the point of beginning.

Being the same property conveyed to Jason D. Payne and Christy D. Payne, husband and wife by Warranty Deed from Timothy George, unmarried and Jason George, unmarried, dated 10/14/2019 and recorded 10/15/2019, of record in Instrument 201910150105546, Register's Office for Davidson County, Tennessee.

Subject To (1) All matters shown on the plat of record in Plat Book 3500, Page 107, (2) Covenants, conditions, easements and restrictions recorded in Book 3799, Page 631, and Amendment to Restrictions recorded in Book 3833, Page 870, Register's Office for Davidson 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 ☒ 101 & 103 Fields Drive, Old Hickory, TN 37138
(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/her/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 15th day of June, 2022.

Jason D. Payne

Christy D. Payne

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jason D. Payne and Christy D. Payne,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of June, 2022.

Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 6-15-22.

Tracey Trumphour
Affiant
Date: 6-15-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 15 day of June, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY