Karen Johnson Davidson County
Batch# 922415 DEEDWARR
09/28/2022 10:00:20 AM 2 pgs
Fees: $13.00 Taxes: $1,420.43
20220928-0107147

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $383,900.00.

Affiant

File #2022-0450

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me on September 23, 2022.

NOTARY PUBLIC
My Commission Expires: 12/16/2024

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Todd J. Payne and Kelly J. Payne, Trustees 19467 Eagle Pointe Trail Park Rapids, MN 56470	New Owner	095-09-0-008.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **STEPHEN TODD WRIGHT AND CYNTHIA D. WRIGHT, HUSBAND AND WIFE**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **TODD J. PAYNE AND KELLY J. PAYNE, TRUSTEES OF THE PAYNE FAMILY TRUST DATED 8/22/16**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3, as shown on the map entitled the Plan of Foxwood, of record in Book 2900, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to STEPHEN TODD WRIGHT AND CYNTHIA D. WRIGHT, HUSBAND AND WIFE, by Warranty Deed from DALLAS C. CHESTNUT, JR. AND MARYA N. CHESTNUT, HUSBAND AND WIFE, dated December 21, 2005, of record in Instrument No. 20051228-0155609 and re-recorded in Instrument No. 20060315-0029978, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1903 Omohundro Court, Nashville, TN 37210.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 our hands on September 23, 2022.

Grantor:

Stephen Todd Wright

Grantor:

Cynthia D. Wright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **STEPHEN TODD WRIGHT AND CYNTHIA D. WRIGHT**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of September, 2022.

Notary Public

My commission expires: 6/14/25

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson