When recorded, return to:
McCann and Hubbard
1804 Williamson Court
Suite 201
Brentwood, TN 37027

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-19460-KS

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

Karen Johnson Davidson County
Batch# 938401 **DEEDWARR**
11/07/2022 09:36:26 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20221107-0119388

STATE OF TENNESSEE
COUNTY OF Williamson

TAYLOR HUBBARD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/26/25
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$525,000.00**.

Affiant

Subscribed and sworn to before me, this the 1st day of November, 2022.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Gregory Don Vincent and Mary Ruth Vincent 408 C Farris Avenue Nashville, TN 37115	Gregory Don Vincent and Mary Ruth Vincent 408 C Farris Avenue Nashville, TN 37115	052-03-0-196-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

Michael Payne, an unmarried man, and Michele Corlew, an unmarried woman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Gregory Don Vincent and Mary Ruth Vincent, husband and wife, hereinafter called the Grantee(s), their heirs and 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:

Land in Davidson County, Tennessee, being Lot No.3 on the Plan of 408 Farris 3-Lot Subdivision, of record in Instrument No. 20210728-0101340, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being a portion of the same property conveyed to Michael Payne, an unmarried man and Michele Corlew, an unmarried woman, as joint tenants with right of survivorship by Warranty Deed from Nashville Building Group, LLC, a Tennessee limited liability company of record as Instrument No. 20210810-0107995 in the Register's Office for Davidson County, Tennessee, dated August 9, 2021 and recorded on August 10, 2021.

And being the same property conveyed to Nashville Building Group, LLC, a Tennessee limited liability company by Warranty Deed from Charles William Robertson, Jr., unmarried of record in

Instrument No. 20191219-0130920, in the Register's Office of Davidson County, Tennessee, dated December 18, 2019 and recorded on December 19, 2019.

This is improved property located at: **408 C Farris Avenue, Nashville, TN 37115.**

This conveyance is made subject to 1) Property taxes for the year **2023**, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of November, 2022.

GRANTOR:

Michael Payne

Michele Corlew

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Payne and Michele Corlew, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of November, 2022.

KATHERINE B SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Katherine B. Smith

Notary Public
My Commission expires: My Commission Expires January 28, 2026