WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 540,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2022.

Notary Public

COMMISSION EXPIRES: 9-7-2025

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 7, 2025

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 941277 DEEDWARR
11/15/2022 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20221115-0121741

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christian Stanley Janusiewicz Kelly Elizabeth Peterson	First Savings Bank	061-04-0-087
(NAME) 4912 Log Cabin Road	(NAME) 501 E Lewis & Clark Parkway	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Clarksville, IN 47129	
(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, **Douglas Ray Payne and Martha Kelly Payne, Trustees of The Douglas Ray Payne and/or Martha Kelly Payne Revocable Living Trust A/U/D August 1, 003,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christian Stanley Janusiewicz and Kelly Elizabeth Peterson, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Lot. No. 25 on the Plan of Marina C. McGaughey's Second Subdivision of a part of Tract No. 4 in A. J. McGaughey's Second Haysboro Subdivision, not of record, described according to a survey made by S. R. Sanford, Jr., Civil Engineer, June 30, 1938, as follows:

BEGINNING, on the easterly margin of Log Cabin Road, as widened, formerly Ferguson Avenue, at a point 95 feet south of the southerly margin of Ruskin Avenue, said point being the corner of Lots Nos. 24 and 25; thence with the easterly margin of said Road, southwardly 100 feet to the corner of Lots Nos. 25 and 26; thence with the line between said lots easterly 238.42 feet to the common corner of Lots Nos. 25, 26, 37 and 38; thence with the line between Lots Nos. 25 and 38; northwardly 100.8 feet to the common corner of Lots Nos. 24, 25, 38, and 39; thence with the line between Lots Nos. 24 and 25, westwardly 225.91 feet to the beginning.

Being the same property conveyed to Douglas Ray Payne and Martha Kelly Payne, Trustees of the Douglas Ray Payne and/or Martha Kelly Payne Revocable Living Trust by Quitclaim Deed from Martha Kelly Payne and husband, Douglas Ray Payne, filed for reocrd on August 18, 2003 as Instrument No. 20030818-0119327, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 4912 Log Cabin Road (House Number) (Street) | (P.O. Address) | Nashville, TN (City or Town)(State) | 37216 (Postal Zip)

File No.: 4314-21
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, successors 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 this 14th day of November, 2022.

The Douglas Ray Payne and/or Martha Kelly Payne
Revocable Living Trust

By: Douglas Ray Payne
Douglas Ray Payne, Trustee

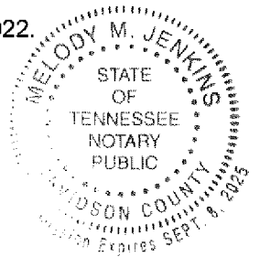
By: Martha Kelly Payne By Douglas Ray Payne A.I.F.
Martha Kelly Payne, Trustee
By: Douglas Ray Payne, Her Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Douglas Ray Payne**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee under that certain Trust Agreement dated August 1, 2003 for the benefit of The Douglas Ray Payne and/or Martha Kelly Payne Revocable Living Trust Agreement, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument, as trustee of said trust, for the benefit of said beneficiary.

WITNESS my hand and seal this 14th day of November, 2022.

Notary Public
Commission Expires: 9-8-2025

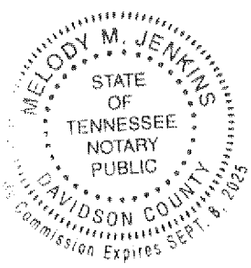


STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Robert Ray Payne** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself as the Attorney in Fact for **Martha Kelly Payne, as Trustee,** of the Douglas Ray Payne and/or Martha Kelly Payne Revocable Living Trust Agreement dated August 1, 2003, the within named bargainor, and that he executed the foregoing instrument on behalf of **Martha Kelly Payne, as her Attorney in Fact** and acknowledged that he executed the same as the free act and deed on behalf of **Martha Kelly Payne, Trustee, as her Attorney in Fact.**

WITNESS my hand and seal this 14th day of November, 2022.

Notary Public
Commission Expires: 9-8-2025



Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 14th day of November, 2022.

Robert L. Scruggs, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 14th day of November, 2022.

Notary's Signature

Commission Expires: September 8, 2025

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025

PROPERTY DESCRIPTION