WARRANTY DEED

Karen Johnson Davidson County
Batch# 953222 **DEEDWARR**
12/19/2022 02:15:30 PM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20221219-0131081

File #22-PA-0514-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

GREGORY POLZIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-07-2024

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES: 05-07-2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Barbara Keith Payne and Richard J. Payne	**New Owner**	
(NAME)	(NAME)	
514 Continental Dr		**102 03 0 051.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **ADAM HARDEBECK AND SLOAN MITCHELL, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BARBARA KEITH PAYNE AND RICHARD J. PAYNE, WIFE AND HUSBAND** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 1319, Charlotte Park, Section 17, as shown on plat of record in Plat Book 3600, Pages 21 and 22, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Adam Hardebeck, Unmarried and Sloan Mitchell, Unmarried As Tenants In Common With Right of Survivorship, by Warranty Deed from Steven L. Porter and Wife, Viviana Porter, of record in Instrument No. 20150430-0038557, in the Register's Office of Davidson County, Tennessee, dated April 28, 2015 and recorded on April 30, 2015. Adam Hardebeck and Sloan Mitchell having since married to one another.

This conveyance is subject to:

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Charlotte Park, Section 17, as recorded in Book 3600, Page 21 and 22.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **514 Continental Drive, Nashville, TN 37209**.

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), their heirs and 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), 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/our hand(s) this the 16 day of December, 2022.

Adam Hardebeck

Sloan Mitchell

STATE OF TN
COUNTY OF DAVIDSON

On this 16 day of December, 2022, before me personally appeared Adam Hardebeck, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16 day of December, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TN
COUNTY OF DAVIDSON

On this 16 day of December, 2022, before me personally appeared Sloan Mitchell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16 day of December, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204