Karen Johnson Davidson County
Batch# 982845 DEEDWARR
03/21/2023 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,351.72
20230321-0020353

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $365,331.00

Affiant

Subscribed and sworn to before me, this 20th day of March, 2023.

Notary Public

My commission expires: 5/20/2025

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David E Stiffler **Stephanie L Stiffler**	SAME AS NEW OWNER	**011.00-0-130.00**
3331 Freeman Hollow Road		
Goodlettsville, TN 37072		

FOR AND IN 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, WE, **Robert K. Payne and Therese E. Payne, husband and wife,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David E Stiffler and Stephanie L Stiffler, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as: 3331 Freeman Hollow Road, Goodlettsville, TN 37072, County of Davidson

A tract of land in the 10th, formerly 20th Civil District of Davidson County, Tennessee, the same being Lot No. 3 on the Plat of Harry D. Huffines Subdivision, as of record in Plat Book 5800, Page 99, amended in Instrument Number 20171012-0104712, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Robert K. Payne and Theresa E. Payne, husband and wife , by Warranty Deed from Beverly J. Satterfield and husband, Earl C. Satterfield, dated 03/15/2018 and recorded 04/06/2018 in Instrument No. 20180406-0032406, Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 011.00-0-130.00

The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is Improved property known as: 3331 Freeman Hollow Road, Goodlettsville, TN 37072.

LTE File No.: 23-1126TN

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 in 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. 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 20th day of March, 2023.

Keith Payne

Keith Payne

Therese Payne

Therese Payne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of March, 2023, before me personally appeared **Keith Payne and Therese Payne**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 20th day of March, 2023.

Notary Public

Commission Expiration:

5/20/2025

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

LTE File No.: 23-1126TN

Tennessee Certification of Electronic Document

I, Caleb Waters, 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 3/20/23 (date of document).

Caleb Waters
Affiant Signature

3/20/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of March, 2023.

Laura Desmond
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

