Karen Johnson Davidson County
Batch# 1013014 DEEDWARR
06/08/2023 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $7,030.00
20230608-0043778

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-2-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,900,000.00. Affiant Subscribed and sworn to before me, this the 6th day of June, 2023. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
The Robert Riedel Trust	New Owner	083-09-0-365.00
1417 Forrest Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KARA PAYNE AND MATTHEW PAYNE, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE ROBERT RIEDEL REVOCABLE LIVING TRUST, DATED JULY 8, 2013**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described real estate in Davidson County, Tennessee and described as follows:

Being the Westerly 50 feet on the front and 45 feet on the rear of Lot No. 53, on the Subdivision of A.V.S. Lindsley's 29 acre tract, as of record in Book 57, Page 66, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph M. Collier and wife, Lorine Collier by Deed dated July 31, 1963 and filed for record in Book 3610, Page 511, Register's Office for Davidson County, Tennessee.

Said Joseph M. Collier died on August 28, 1975, vesting Lorine Collier, as surviving tenant. Said Lorine Collier died August 15, 2010, leaving Last Will and Testament filed for Probate in Docket No. 11P482 Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, William J. Hayes, III, is named as devisee.

Being the same property conveyed to William J. Hayes, III by Executor's Quitclaim Deed from William J. Hayes, III, as Executor of Will of Lorine Collier of record in Instrument No. 20120711-0060863 Register's Office for Davidson County, Tennessee, dated November 21, 2011 and recorded on July 11, 2012.

William J. Hayes, III, became deceased December 7, 2015.

Being the same property conveyed to Kara Payne and Matthew Payne, wife and husband, by Warranty Deed from Gwendolyn H. Hayes and Carla Nicole Gilmore fka Carla Nichole Hayes, sole heirs at law for William J. Hayes, III, of record as Instrument Number 20220325-0034756, Register's Office for Davidson County, Tennessee, dated March 11, 2022 and recorded on March 25, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1417 Forrest Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of June, 2023.

Kara Payne

Kara Payne

Matthew Payne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kara Payne and Matthew Payne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of June, 2023.

Notary Public

My Commission Expires: 1.3.26

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 June 8, 2023 (date of document).

Affiant Signature

June 8, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 8th day of June, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023