PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Ivey Title, LLC Ref. (DW) Title No.. 63273
Dav. Co File Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jessica Kinnard 232 Westchase Drive Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 116030F03400CO

Karen Johnson Davidson County
Batch# 1055523 **DEEDWARR**
09/29/2023 10.53 37 AM 2 pgs
Fees. $13 00 Taxes $1,692 75

20230929-0076570

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$457,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard J. Payne and Barbara Keith Payne, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Jessica Kinnard, an unmarried woman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows. **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 232 of Westchase Condominium, Phase II, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 427, amended in Book 6250, page 43, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Richard J Payne and wife, Barbara Keith Payne, by Warranty Deed from Margaret Parker Norvell, unmarried, dated March 30, 2012 and recorded on April 2, 2012 of record in Instrument No. 20120402-0027857, Register's Office for Davidson County, Tennessee.

Description Reference Described from information contained in recorded condominium documents

This conveyance is subject to. Taxes for 2023, and subsequent years; The Plan of record in Book 5200, page 427, amended in Book 6250, page 43, said Register's Office, shows an owner's certificate, minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description The provisions of the condominium Master Deed of record in Book 6097, page 266, amended in Book 6112, page 677, Book 6341, page 380 and Book 6866, page 362, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters Grant of Easement to Comcast of Nashville, I, LLC, of record in Instrument No 20100219-0012994, said Register's Office

This is improved property, known as 232 Westchase Drive, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of September, 2023

Richard J. Payne

Barbara Keith Payne

State of Tennessee

County of Davidson

On this 6th day of September, 2023, before me the undersigned authority, personally appeared Richard J. Payne and Barbara Keith Payne, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

MARGARET H TAYLOR · STATE OF TENNESSEE NOTARY PUBLIC · DAVIDSON COUNTY · My Commission Expires 07-06-2024

Notary

My Commission Expires _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $457,500.00

Affiant

Sworn and subscribed before me this 28th day of September, 2023.

Notary

My Commission Expires _____

ASHLEY SCHAD · STATE OF TENNESSEE NOTARY PUBLIC · DAVIDSON COUNTY · MY COMMISSION EXPIRES MARCH 06, 2024