WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1057347 DEEDWARR
10/04/2023 10 31 23 AM 2 pgs
Fees $13 00 Taxes $943 50

20231004-0077987

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Michael Adly		084-11-0-203 00
(NAME)	(NAME)	
5600 Glenalbyn Dr	SAME	
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167		
(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 considerations, the receipt of which is hereby acknowledged, **I Glenn Walker Payne, Administrator of the Estate of Terri Lynn Payne**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Michael Adly**, hereinafter called the GRANTEE(S), his/her/their 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. 263, on the plan of Maplecrest, of record in Book 1835, Page 28, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Terri Lynn Payne, unmarried by Warranty Deed from Daniel Tracey Castonguay and wife, Sheryl Ann Castonguay, dated 10/29/1998, of record in Book 11181, Page 139, Register's Office for Davidson County, Tennessee

The said Terri Lynn Payne died intestate on 12/25/2022, leaving the said Glenn Walker Payne, Administrator of the estate of Terry Lynn Payne, deceased as evidenced in File No 23P347, Probate Court Clerk's Office for Davidson County, Tennessee

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record

unimproved ☐

This is improved ☒ 2300 Maplecrest Drive, Nashville, TN 37214
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 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), his/her/their 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

Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # RS-HRE-23-2300

Effective the 29th day of September, 2023

Glenn Walker Payne, Administrator of the Estate of Terri Lynn Payne

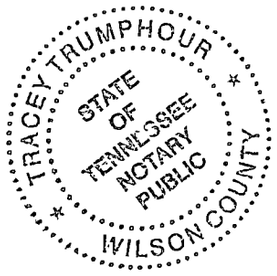
By. Glenn Walker Payne
Glenn Walker Payne, Administrator

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Glenn Walker Payne, the Administrator for the estate of Terri Lynn Payne, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of September, 2023

Tracey Trumphour
Notary Public
My Commission Expires: 3.8.2025



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122