WARRANTY DEED

Karen Johnson Davidson County
Batch# 1064988 DEEDWARR
10/26/2023 02:10:46 PM 2 pgs
Fees: $13.00 Taxes: $2,880.17

20231026-0083984

File #23-TC-1809B-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $778,425.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF October, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

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)
Richard J. Payne and Barbara Keith Payne (NAME)	**Richard J. Payne and Barbara Keith Payne** (NAME)	**081 08 2A 002.00**
2109 Timberwood Place (ADDRESS)	**2109 Timberwood Place** (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	**Nashville, TN 37215** (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, **Tracey Renee Breeden now known as TRACEY RENEE DUFF, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD J. PAYNE, AND BARBARA KEITH PAYNE, HUSBAND AND WIFE** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 1809 5th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1809 5th Avenue North Townhomes, a Horizontal Property Regime, of record in Instrument No. 20130415-0036898, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Tracey Renee Breeden, an unmarried woman, by Warranty Deed from Bryan C. Villo and Lauren E. Villo, husband and wife, of record in Instrument No. 20160503-0043090, in the Register's Office of Davidson County, Tennessee, dated April 29, 2016 and recorded on May 03, 2016. Tracey Renee Breeden has since married and is nka Tracey Renee Duff. Her spouse Ronald Edward Duff joins in to convey any interest he may have.

This conveyance is subject to:
* 2023 Taxes are a lien, and are now due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of North Nashville Real Estate Company, as recorded in Plat Book 21, Page(s) 105.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130415-0036898.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1809 B 5th Avenue North, Nashville, TN 37208**.

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 23rd day of October, 2023.

Tracey Renee Duff

Ronald Edward Duff

STATE OF Georgia
COUNTY OF Cobb

On this 23rd day of October, 2023, before me personally appeared Tracey Renee Duff, 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 23rd day of October, 2023.

Notary Signature
My commission expires: 06/21/2024

REBECCA DARCY MOORE
Notary Public, Georgia
Dekalb County
My Commission Expires
June 21, 2024

STATE OF Georgia
COUNTY OF Cobb

On this 23rd day of October, 2023, before me personally appeared Ronald Edward Duff, 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 23rd day of October, 2023.

Notary Signature
My commission expires: 06/21/2024

REBECCA DARCY MOORE
Notary Public, Georgia
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RETURN TO:
Carney Title, LLC
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Nashville, TN 37204