Karen Johnson Davidson County
Batch# 1071778 DEEDWARR
11/14/2023 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20231114-0088804

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Jeanna M. Payne 457 Hickory Glade Drive Antioch, TN 37013	Owner	162-01-0C-110.00CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Allison Barrett, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Jeanna Morris Payne, an unmarried woman**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, **being Unit No. 110 on the Plan of Hickory Glade, Phase 2** of record in Book 6900, Page 41, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed by Warranty Deed from Kevin D. Stacy, unmarried, to Allison Barrett, unmarried, and Heather Barrett, married, of record on 10/09/2015, in Instrument No. 20151028-0109799, Davidson County Register of Deeds; and being further conveyed to Allison Barrett, unmarried, by Quitclaim Deed from Heather Barrett, married, of record on 12/20/2020, at Instrument No. 20201222-0152475, Davidson County Register of Deeds.

This property commonly known as 457 Hickory Glade Drive, Antioch, TN 37013*

*Note that a street address is not, and is not part of a legal description.

This conveyance is further 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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand, this 14th **day of November, 2023**:

Allison Barrett

Allison Barrett

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Allison Barrett,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of **November, 2023**:

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$240,000.00**:

Shannon R Richardson

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 14th DAY OF**November, 2023**:

Wesley Blow

Notary Public

My Commission Expires: _____

WESLEY BLOW
TENNESSEE NOTARY PUBLIC
My Comm Exp. 02-22-26
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Shannon R. Richardson, 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 November 14, 2023.

Date

Shannon R Richardson

Affiant Signature

11-14-2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of November, 2023.

Wesley Blow

Notary's Signature



My Commission Expires: _____

Date

Notary's Seal (if on paper)