NEW OWNER:
HIDDEN TRAIL PROPERTIES, LLC
4825 TROUSDALE DRIVE, STE 231
NASHVILLE, TN 37220

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 23-1546

Map & Parcel
09102031800

Space for Recorder's stamp

Karen Johnson Davidson County
Batch # 1086194 **DEEDWARR**
12/28/2023 10:13:40 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20231228-0099672

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Eighty Thousand and 00/100 Dollars ($480,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **RICHARD PAYNE and MARY PAYNE, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **HIDDEN TRAIL PROPERTIES, LLC,** a Tennessee limited liability company, ("Grantee") its successors and/or assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot Nos. 1414 and 1416 of Block No. 46, Plan No. 2, West Nashville, of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot Nos. 1414 and 1416 adjoin and front together 50 feet on the South side of California Avenue, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to RICHARD PAYNE and wife, MARY PAYNE, by Quitclaim Deed from Richard Payne, dated April 22, 2022, and of record in Instrument No. 20220426-0047758, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Richard Payne, by Warranty Deed from John Buzanowski and George Buzanowski, dated August 31, 1999, and of record in Book 11659, Page 480, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **5507 CALIFORNIA AVENUE, NASHVILLE, TN 37209**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 57, Page 172, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 27th day of December, 2023.

RICHARD PAYNE

MARY PAYNE

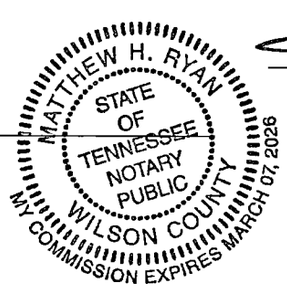
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **RICHARD PAYNE and MARY PAYNE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of December, 2023.

NOTARY PUBLIC

My commission expires: 

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The actual consideration or value, whichever is greater, for this transfer is **$480,000.00**.

AFFIANT

Sworn to and subscribed to before me this 27th day of December, 2023.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026