Karen Johnson Davidson County
Batch # 1093876 DEEDWARR
01/25/2024 08:49:07 AM 2 pgs
Fees: $13.00 Taxes: $2,682.50
20240125-0004924

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-2566-KS

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-BMR-23-2804B

LINDSAY B. FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $725,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of January, 2024.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lily M. Shannon and Jack P. Kegermann 2804B Huntleigh Drive Nashville, TN 37206	New Owner	083 15 0O 002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Michael Payne, an unmarried man, and Michele Corlew, an unmarried woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lily M. Shannon and Jack P. Kegermann, both unmarried, as tenants in common with the right of survivorship,** hereinafter called the Grantees their heirs and assigns, a 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 Homes at 2804 Huntleigh Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 2804 Huntleigh Drive, a Horizontal Property Regime, of record in Instrument No. 20220309-0026924, 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 a part of the same property conveyed to Patricia Michele Corlew, an unmarried woman and Michael Payne, an unmarried man, as joint tenants with right of survivorship, by Warranty Deed from Charles Barnett, a single man, of record in Instrument No. 20220202-0012326, in the Register's Office of Davidson County, Tennessee, dated January 19, 2022 and recorded on February 02, 2022.

Being a part of the same property conveyed to Charles D. Barnett, a single man, by Warranty Deed from The Estate of Harry W. Fletcher and wife, Lyda Mai P. Fletcher, deceased and Harry W. Fletcher, Jr., Executor of the Estate of Lyda Mai P. Fletcher, of record in Instrument No. 20040217-0018180, in the Register's Office of Davidson County, Tennessee, dated December 22, 2003 and recorded on February 17, 2004.

This is improved property located at: **2804B Huntleigh Drive, Nashville, TN 37206.**

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable. The 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~17th~~ 18th day of January, 2024.

GRANTOR:

Michael Payne

Michele Corlew

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Payne and Michele Corlew, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~17th~~ 18th day of January, 2024.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public
My Commission expires: 3/3/2025