Karen Johnson Davidson County
Batch# 1137788 DEEDWARR
05/22/2024 10:03:30 AM 4 pgs
Fees: $23.00 Taxes: $518.00
20240522-0038058

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-3347-LB

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of May, 2024.

Notary Public
My Commission Expires: 3-2-27

DEBORAH BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Payne 4135 Meadow View Circle Pleasant View, TN 37146	New Owner	026 07 0 009.00

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Shirley Woodard, a unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Michael Payne, a single man**, hereinafter called the Grantee(s), his heirs and 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. 54 on the RESUBDIVISION OF WINDSOR GREEN, LOTS 49-72, PHASE I - SECTION II, of record in Plat Book 6200, Page 349, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Frank Woodard and Shirley Woodard, Husband and Wife, by Warranty Deed from Joe E. Nugent and Kebel O. Nugent, Husband and Wife, dated September 21, 1994, and recorded on September 23, 1994 in Book 9473, Page 4, Register's Office for Davidson County, Tennessee. The said Frank Woodard died on January 29, 2022, leaving Shirley Woodard as surviving tenant by the entirety.

This Instrument executed on behalf of Shirley Woodard ("Principal") by Lisa Randolph pursuant to the Power of Attorney of record as Instrument Number 202405220038057, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **112 Champney Court, Goodlettsville, TN 37072.**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 21st day of May, 2024.

GRANTOR:

Shirley Woodard by Lisa A. Randolph, her Attorney-In-Fact

Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lisa A. Randolph the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Shirley Woodard ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 21st day of May, 2024.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

EXHIBIT "A"
TO Warranty Deed
From: Shirley Woodard
To: Michael Payne

STATE OF TENNESSEE
COUNTY OF Sumner

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

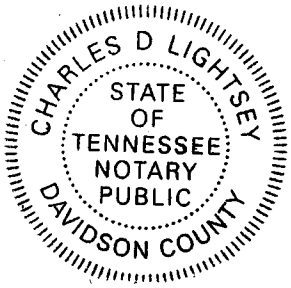
3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Lisa Randolph
Affiant

WITNESS my hand and seal at office this 21st day of May, 2024.

Notary Public
My Commission Expires: 3/3/26



Tennessee Certification of Electronic Document

I, Lutece Bone, 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 05/21/2024 (date of document).

Affiant Signature

05/22/2024
Date

State of TN

County of WILSON

Sworn to and subscribed before me this 22nd day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 03-02-2028

NOTARY'S SEAL

DEBORAH BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY