This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-3375-LB

Karen Johnson Davidson County
Batch# 1148135 DEEDWARR
06/17/2024 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,401.30
20240617-0045326

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $649,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of June, 2024.

Notary Public
My Commission Expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Monica Kristine Rossi Meyer and Eric Gibson Meyer 5101 Helmsdale Ct Hermitage, TN 37076	First National Bank of PA 4140 East State Street Hermitage, PA 16148	085 04 0A 488.00

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, **Brandon Payne, a married man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Monica Kristine Rossi Meyer and Eric Gibson Meyer, wife and husband**, hereinafter called the Grantee(s), their 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. 488, on the plan of THE RESERVE AT STONE HALL (FORMERLY EVERSONG AT RAVENWOOD) PHASE 2, SECTION 2, PLANNED UNIT DEVELOPMENT, as shown on plat of record in Instrument 20190211-0012587, in the Registers Office, Davidson County, state of Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Brandon Payne, a married man as his sole and separate property, by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, of record in Instrument No. 20191108-0115750, in the Register's Office of Davidson County, Tennessee, dated November 08, 2019 and recorded on November 08, 2019.

Lauren Willard Payne joins in the execution of this instrument to convey any and all marital rights she may have in said property.

This is improved property located at: **5101 Helmsdale Court, Hermitage, TN 37076**

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 14th day of June, 2024.

GRANTOR:

Brandon Payne

Lauren Willard Payne

Lauren Willard Payne

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brandon Payne and Lauren Willard Payne, the within named bargainor, 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 14th day of June, 2024.

RYAN FORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 10-4-27

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 06/14/2024 (date of document).

Affiant Signature

06/17/2024
Date

State of TN

County of WILSON

Sworn to and subscribed before me this 17th day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 03-02-2028

NOTARY'S SEAL

