Karen Johnson Davidson County
Batch # 1153690 DEEDWARR
07/02/2024 10:29:18 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20240702-0049814

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Michele Corlew
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2024.

LOGAN BELL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/08/2027 CHEATHAM COUNTY

Notary Public
MY COMMISSION EXPIRES:
File No. 24-21285

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michele Corlew and Michael E. Payne (NAME)	Same as NEW OWNER (NAME)	70-13-9
4153 Meadow View Cir. (STREET ADDRESS)	(STREET ADDRESS)	
Pleasant View, TN 37146 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Christine McKeever, now known as Mary Christine Dorley**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patricia M. Corlew, an unmarried person and Michael E. Payne, an unmarried person, with 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:

Being Lot No. 14 on the map of Bordeauxmont, not of record, and described according to a survey made by Gee W. Watkins, Surveyor, dated June 12, 1959, as follows:

Beginning at an iron pin in the northeast intersection of Summit Avenue, as relocated and a 10-foot alley; thence along the margin of said Summit Avenue as relocated North 28 deg. 30' East 97.8 feet to an iron pin in the line between Lots Nos. 14 and 15; thence with the line between said lots, in a southeasterly direction 146.2 feet to the northwesterly margin of Alpine Avenue; thence with the margin of said Avenue, in a southwesterly direction 134.7 feet to the intersection of a 10-foot alley; thence along the northerly margin of said alley, in a westerly direction 140.9

The 2023 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

The signature of Mary Christine Dorely is signed by his/her duly appointed Attorney-in-fact Momolu Dorley, pursuant to the Power of Attorney recorded in Instrument Number: 20240702-0049813, said Register's Office.

This is improved property, known as 2110 Summitt Avenue, Nashville, TN 37218.

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.

Witness my/our hand(s) this 27th day of June, 2024.

Mary Christine Dorley by Momolu Dorley, her Attorney in Fact

Mary Christine Dorley by Momolu Dorley, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Momolu Dorley., attorney-in-fact for Mary Christine Dorley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the Momolu Dorley executed the within instrument for the purposes therein contained, and who further acknowledge that Momolu Dorley is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of June, 2024.

Preston D Matthews

Notary Signature
My commission expires: 6/7/25

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

PREPARED BY ~~AND RETURN TO:~~

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-BR-24-2110