Karen Johnson Davidson County
Batch# 1153702 DEEDWARR
07/02/2024 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.13
20240702-0049832

Prepared by and
After Recording Return to:
Blake Garner, Attorney, Trinity Title, LLC
401 W Main Street, Suite 200
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2024.

Notary Public
My Commission Expires:

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	Map and Parcel
Cynthia Hinton 810 Beazer Ln. Antioch, TN 37013	Cynthia Hinton 810 Beazer Ln. Antioch, TN 37013	Tax Map(s): 163-11- Parcel(s): 0C-058.00 CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,
WILLARD G. PAYNE AND WIFE, IRENE P. PAYNE,
HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
CYNTHIA HINTON, AN UNMARRIED WOMAN,
HEREINAFTER CALLED THE GRANTEE(S), ITS/THEIR/HIS/HER 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. 58, on the Plan of Revised Bell Forge Village III, Section Five, as shown on Plat of record in Plat Book 6900, Page 632, and amended by Book 7524, Page 552, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Willard G. Payne and wife, Irene P. Payne by Warranty Deed from Wanda Chapman Thompson and husband, Michael Thompson, dated 11/12/2009 and recorded 11/17/2009 in Instrument No. 20091117-0105979, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 810 Beazer Ln., Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), ITS/THEIR/HIS/HER heirs and assigns forever; and I/we so covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 24th day of June, 2024.

Willard G. Payne

Irene P. Payne

STATE OF TEXAS

COUNTY OF Tarrant

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Willard G. Payne and Irene P. Payne, the bargainors, 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 purpose therein contained.

Witness my hand and official seal, this the 24th of June, 2024.

Notary Public

My Commission Expires: August 26, 2025

(SEAL)

MIYESHA JACQUNE JONES
Notary ID #125086379
My Commission Expires
August 26, 2025

Certificate of Authenticity

I, Amanda Maynor, 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

June 26, 2024.

Date

Affiant Signature

July 2, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 2 day of July, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON