Karen Johnson Davidson County
Batch# 1155530 DEEDWARR
07/08/2024 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,914.75
20240708-0051122

Name and Address of New Owner:
Gary Paul Lehrmann and Jerry Steven Lindsey
6513 Lampe Court
Hermitage, TN 37076
Send Tax Bills To:
American Pacific Mortgage
3000 Lava Ridge Ct #300
Roseville, CA 95661
This Instrument Prepared By:
Limestone Title, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 098-05-0B-021-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brian Richard Payne, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey **Gary Paul Lehrmann, an unmarried man and Jerry Steven Lindsey, an unmarried man, joint tenants with right of survivorship**, " the Grantees," the following described real estate in Davidson County, Tennessee:

Lying and being in Davidson County, Tennessee, and being Lot No. 21 on the Plan of First Revision, Final Plat, Baypointe Subdivision, Phase 1, of record in Instrument #20000621-0061773, Register's Office for Davidson County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brian Payne from Sarah Anne McGee, a married woman, by Warranty Deed dated October 26, 2022 and recorded October 27, 2022 in Instrument #20221027-0116359, said Register's Office

Being the same property PREVIOUSLY conveyed to Sara Anne McGee, unmarried, from Andrew S. Heins and wife, Kayla D. Heins, by Warranty Deed dated December 28, 2011 and recorded December 30, 2011 in Instrument #20111230-0102210, said Register's Office.

Brian Richard Payne and Brian Payne are one in the same.

Property more commonly known as 6513 Lampe Court, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of July, 2024.

Brian Richard Payne (SEAL)

STATE OF Az.
COUNTY OF Maricopa

On this 2nd day of July, 2024, before me personally appeared Brian Richard Payne, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of July, 2024.

LISA ANNE IACANO
Notary Public - Arizona
Maricopa County
Commission # 662182
My Comm. Expires Feb 6, 2028

Notary Signature
My commission expires: 2-6-2028

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $517,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 3 day of July, 2024.

Notary Signature
My commission expires:

JENNIFER JONES
Notary Public At Large
WILSON COUNTY, TN

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am the custodian of the original version of the electronic 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

July 2, 2024

Affiant Signature

Date: 7-8-24

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 8 day of July 2024

Notary Signature

My Commission Expires:

