PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson
Batch # 1176408
09/03/2024 02:17:39 PM
Fees: $13.00 Taxes: $518.00

Davidson County
DEEDWARR
2 pgs

20240903-0067717

Ivey Title, LLC Ref: (DW) Title No.: 63784
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Barbara Keith Payne 2109 Timberwood Pl. Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 119-06-0-014.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$140,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Edith K. Ottestad**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Barbara Keith Payne,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 127, on the Plan of Resubdivision of Lots 3, 4 and Parts of 5 and 6; Cumberland Nurseries, of record in Book 332, page 148, Register's Office for said County, to which plan reference is hereby made for a more complete description. Said Lot No. 127 fronts 50 feet on the northerly side of Elberta Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Edith K. Ottestad and Barbara Keith Payne, as tenants in common, by Warranty Deed from MTLC Properties, LLC, a Tennessee limited liability company, dated April 10, 2015, recorded on April 13, 2015, of record in Instrument No. 20150413-0032205, Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of Grantor at any time.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property, known as 102 Elberta Drive, Nashville, TN 37210

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of August, 2024.

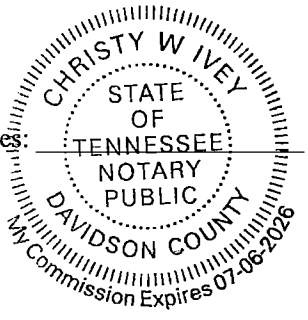
Edith K. Ottestad

Edith K. Ottestad

State of Tennessee

County of Davidson

On this 30th day of August, 2024, before me the undersigned authority, personally appeared Edith K. Ottestad, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



My Commission Expires: _____

Notary

State of Tennessee

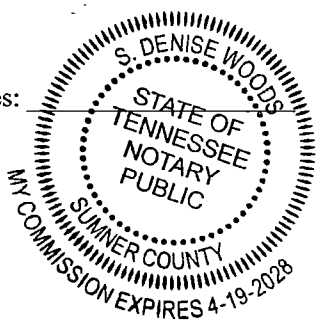
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $140,000.00.

Affiant

Sworn and subscribed before me this 30 day of August, 2024.



My Commission Expires: _____

Notary