39B

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1183736 DEEDWARR
09/20/2024 08:05:29 AM 2 pgs
Fees: $13.00 Taxes: $969.40

20240920-0072866

Y-BNRY-24-112

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/6/26

(AFFIX SEAL)

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Joseph Hendrix and Kelsey Hendrix Revocable Inter-Vivos Trust u/d/t July 31, 2015	**NEW OWNER**	
(NAME) 1361 Green Lane	(NAME)	**026-07-0-009.00**
(ADDRESS) La Canada Flintridge, CA 91011	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL PAYNE, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/ does transfer and convey unto **JOSEPH HENDRIX AND KELSEY HENDRIX, TRUSTEES of THE JOSEPH HENDRIX AND KELSEY HENDRIX REVOCABLE INTER-VIVOS TRUST U/D/T JULY 31, 2015,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 54 on the Plan of Resubdivision of Windsor Green, Lots 49-72, Phase I - Section II of record in Plat Book 6200, Page 349, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Frank Woodard and Shirley Woodard, husband and wife by Warranty Deed from Joe E. Nugent and Kebel O. Nugent, husband and wife of record in Book 9473, page 4, Register's Office for Davidson County, Tennessee, dated September 21, 1994 and recorded on September 23, 1994.

Being the same property conveyed to Michael Payne, a single man by Warranty Deed from Shirley Woodard, a unmarried woman of record in Instrument No. 20240522-0038058 Register's Office for Davidson County, Tennessee, dated May 21, 2024 and recorded on May 22, 2024.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 349, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6406, Page 929, Register's Office for Davidson County, Tennessee
- Charter of Windsor Green Services Homeowner's Association of record in Book 6396, Page 542, as amended by Book 8192, Page 65, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas to Windsor Green Homeowner's Association of record in Book 7864, Page 369, in the Register's Office for Davidson County, Tennessee.
- Easement to Madison Suburban Utility District of record in Book 4377, Page 94 and Book 6636, Page 824, in the Register's Office for Davidson County, Tennessee.
- Subject to TVA Easement of record in Book 2487, Page 227 and Book 3067, Page 181, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **112 Champney Court, Goodlettsville, Tennessee 37072**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 the 17th DAY OF SEPTEMBER, 2024.

Michael Payne

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL PAYNE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of September, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024