Karen Johnson Davidson County
Batch# 1189848 DEEDWARR
10/04/2024 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20241004-0077123

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/15/27 (AFFIX SEAL)

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

W-EXP-24-741

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)
David Volgman-Stevens	New Owner	
(NAME)	(NAME)	**059-14-0-182.00**
741 Work Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **BROOKE A. PAYNE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID VOLGMAN-STEVENS, AN UNMARRIED MAN,** 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. 144 on the Plan of Revised Plan of a Portion of Haynes Manor, Section I of record in Plat Book 3700, Page 33, 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 Brooke A. Payne by Warranty Deed from Christopher L. Taylor, Trustee of the Robert G. Taylor and Beulah Taylor Revocable Living Trust dated November 16, 2003 and all amendments thereto and Christopher L. Taylor, Individually of record in Instrument No. 20201109-0130934 Register's Office for Davidson County, Tennessee, dated October 23, 2020 and recorded on November 09, 2020.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Plat Book 3700, Page 33, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3829, Page 720 and Book 3840, Page 404, 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: **741 Work Dr, Nashville, Tennessee 37207**.

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 2nd DAY OF OCTOBER, 2024.

Brooke A. Payne

Cameron Payne

Cameron Payne, spouse of Brooke A. Payne, hereby joins in this conveyance and does transfer and convey any and all marital interest Cameron Payne may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BROOKE A. 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 2nd of October, 2024.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAMERON 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of October, 2024.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

Certificate of Authenticity

I, Joshua A. Terry, 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 10/2/24.

Affiant Signature – Joshua A. Terry

10/4/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/4/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27