Name and Address of New Owner:
Landon Payne
2622 Old Lebanon Rd.
Nashville, TN 37214

Send Tax Bills To:
Landon Payne
2622 Old Lebanon Rd.
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 1206771 DEEDWARR
11/19/2024 03:36:30 PM 4 pgs
Fees: $23.00 Taxes: $814.00
20241119-0089926

This Instrument Prepared By:
Stones River Title Company, LLC
752 South Church Street
Murfreesboro, TN 37130

Map & Parcel No:108 08 0B 012.00

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, **JOE GARRETT and TAMMY GARRETT, husband and wife**, "the Grantor(s)," have this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **LANDON PAYNE, A SINGLE MAN,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 12, Lot No. 12, Horizontal Property Regime, Section 2, Phase II, Quail Valley, as shown by plat of record in Plat Book 5200, Page 395, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Joe Garrett and Tammy Garrett, husband and wife by Warranty Deed from Lillian Zacharias and Douglas Lee Worrell, wife and husband, dated 06/20/2024 and recorded on 06/20/2024 in Instrument Number 20240620-0046335, Register's Office of Davidson County, Tennessee.

This is improved (X) or unimproved ( ) property, known as: 1117 Quail Court West, Nashville, TN 37214

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

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

Grantors covenant that they are lawfully seized and possessed of said real estate, have 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(s) have caused this Warranty Deed to be executed on the 13th day of November, 2024.

Joe Garrett

Tammy Garrett

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 13th day of November, 2024, before me personally appeared Joe Garrett and Tammy Garrett, 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 13th day of November, 2024.

KRISTIN L. BROWN STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY My Commission Expires

Notary Signature
My commission expires:2-22-25

AFFIDAVIT OF VALUE

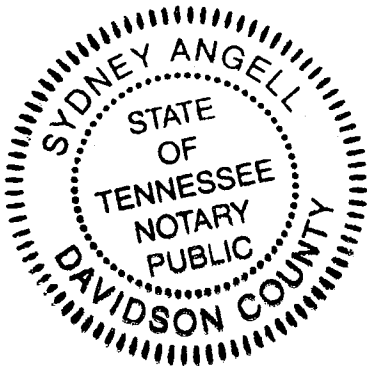
STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

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 $220,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 14th day of November, 2024.

Notary Public
My commission expires: 3-20-28
File No. 2024-10-4363



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 11/13/24.

Affiant Signature

11/18/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of November, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY