Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 105 01 2R 001.00

Karen Johnson
Batch # 1253927
03/31/2025 09 01 22 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDWARR
3 pgs
20250331-0023775

WARRANTY DEED

Property Address & New Owner	*	Mail Tax Statement to
DANIEL R. PAYANT	*	Daniel R. Payant
ELIZABETH A. PAYANT	*	Elizabeth A. Payant
1013 Southside Avenue	*	1013 Southside Avenue
Nashville, TN 37203	*	Nashville, TN 37203

The **GRANTOR, DAN PAYANT, a married man**, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described property to:

DANIEL R. PAYANT and wife, ELIZABETH A. PAYANT,
as tenants by the entirety

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 1013 as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1013 Southside Avenue and 1044 Archer Street, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record in Instrument No. 20170117-0005074, as corrected in Instrument No. 20170123-0007352, and amended in Instrument No. 20171207-0125144, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to DAN PAYANT, a married man, by Warranty Deed of record at Instrument No. 20171219-0129016 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to matters shown of the Plan of record in Book 4860, page 25, said Register's Office; Declaration of Covenants, Conditions and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20170117-0005074, as corrected in Instrument No. 20170123-0007352, and amended in Instrument No. 20171207-0125144, Register's Office for Davidson County, Tennessee; and Charter for 1013 Southside Avenue and 1044 Archer Street Townhouse Corporation of record in Instrument No. 20170123-0007353, as

amended in Instrument No. 20170123-0007354, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee or any Successor Grantees and assigns in fee simple forever.

The Grantor does hereby covenant with said Grantee or any Successor Grantees that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; and that he warrants and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID GRANTEE OR ANY SUCCESSOR GRANTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 17th day of March, 2025, by the undersigned.

DAN PAYANT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **DAN PAYANT** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 17th day of March, 2025.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 2-14-2028

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(i)(a).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 17th day of March, 2025.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 2-14-2028