Karen Johnson Davidson County
Batch # 1257257 DEEDWARR
04/08/2025 08 20 29 AM 3 pgs
Fees $17 00 Taxes $0 00
20250408-0026366

Map & Parcel: 105 01 2R 001.00

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

WARRANTY DEED

Property Address & New Owner	*	Mail Tax Statement to
DANIEL R. PAYANT or	*	Daniel R. Payant
ELIZABETH A. PAYANT, Trustees of the	*	Elizabeth A. Payant
PAYANT REVOCABLE LIVING TRUST	*	1013 Southside Avenue
1013 Southside Avenue	*	Nashville, TN 37203
Nashville, TN 37203	*	

The **GRANTORS, DANIEL R. PAYANT and wife, ELIZABETH A. PAYANT, as tenants by the entirety**, 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, do hereby bargain, sell, convey, and confirm the below-described property to:

DANIEL R. PAYANT or ELIZABETH A. PAYANT, Trustees of the PAYANT REVOCABLE LIVING TRUST, dated March 17, 2025

The PAYANT REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

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 DANIEL R. PAYANT and wife, ELIZABETH A. PAYANT, as tenants by the entirety, by Warranty Deed of record at Instrument No. 20250331-0023775 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 Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES 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.

DANIEL R. PAYANT

ELIZABETH A. PAYANT

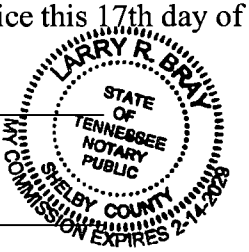
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **DANIEL R. PAYANT and ELIZABETH A. PAYANT,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they 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: _____

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

STATE OF TENNESSEE

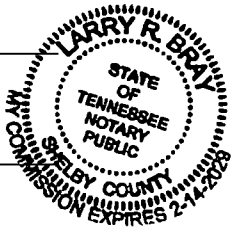
COUNTY OF WILLIAMSON

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: _____