Karen Johnson Davidson County
Batch# 1305811 DEEDWARR
08/04/2025 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $3,089.50
20250804-0061576

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64131
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Bradley Henneman Amy Henneman 907 Paddock Park Drive Nashville, TN 37220	United American Mortgage 3198 Airport Loop Drive, Ste F Costa Mesa, CA 92626

TAX MAP PARCEL NUMBERS: 131120C00600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$835,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Constance Payne, a widow who has not remarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bradley Henneman and Amy Henneman, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Property in Davidson County, Tennessee, being Unit No. 907 of Paddock Park, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6250, Page 52, and Exhibit "D" to the Master Deed of record in Book 6441, Page 287, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided in interest in the genera; and limited common elements of the Condominium.

Being the same property conveyed to Joseph H. Payne and spouse, Constance Payne, by Warranty Deed from Philip V. Wheeler and spouse, Lee Ellen Wheeler, dated February 7, 1997, and recorded on February 10, 1997, of record in Book 10344, page 916, Register's Office for Davidson County, Tennessee. The said Joseph H. Payne has since died.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, page 52, and as shown on Exhibit "D" to the Master Deed of record in Book 6441, page 287, said Register's Office, which Plan shows minimum building set back lines and easement to which plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 6441, page 287, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Maintenance Agreement for the maintenance and upkeep of Paddock Lane now known as Paddock Park Drive (a private road) of record in Book 6316, page 883, said Register's Office

This is improved property, known as 907 Paddock Park Drive, Nashville, TN 37220

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of August, 2025.

Constance Payne
Constance Payne

State of Tennessee

County of Davidson

On this 1st day of August, before me the undersigned authority, personally appeared Constance Payne, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

RD Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $835,000.00.

Affiant

Sworn and subscribed before me this 1st day of August, 2025.

Notary

My Commission Expires: 5-16-2029

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity

I, Nick Harris, 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 **August 1, 2025**.

Affiant Signature

8/1/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **1** day of **August**, 20 **25**

Notary's Signature

My Commission Expires: 3/9/27

Date

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY