Davidson County DEEDQC
Recvd: 01/29/16 14:19 5 pgs
Fees:27.00 Taxes:0.00
20160129-0008973

AFTER RECORDING RETURN TO:
JOHNNIE PAYNE
3448 DONNA KAY DRIVE
NASHVILLE, TN 37211
File No. 15082062

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Tax ID No.: 13405005300

QUIT CLAIM DEED

THIS DEED made and entered into on this 11 day of January, 20 16, by and between **JOHNNIE PAYNE, A MARRIED MAN, WHO ACQUIRED TITLE AS UNMARRIED, JOINED BY HIS SPOUSE, MARION PAYNE**, a mailing address of 3448 DONNA KAY DRIVE, NASHVILLE, TN 37211, hereinafter referred to as Grantor(s) and **JOHNNIE PAYNE AND MARION PAYNE, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, a mailing address of 3448 DONNA KAY DRIVE, NASHVILLE, TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, have this day remise, release, quitclaim and conveyed to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 3448 DONNA KAY DRIVE, NASHVILLE, TN 37211

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under BOOK 9705, PAGE 994, recorded on 06/19/1995 in DAVIDSON County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Tax ID No.: 13405005300

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Johnnie Payne
JOHNNIE PAYNE

Marion Payne
MARION PAYNE

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, JOHNNIE PAYNE, the within named bargainer, 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 seal, at office in Nashville TN, this 11 day of January, 2016.

Ella K. Butler
Notary Public
My Commission expires: 12/06/2016

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, MARION PAYNE, the within named bargainer, 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 seal, at office in Nashville TN, this 11 day of January, 2016.

Ella K. Butler
Notary Public
My Commission expires: 12/06/2016

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Johnnie Payne
Marion Payne
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 11 day of January, 2016.

Ella K. Butler
Notary Public
My Commission Expires: 12/06/2016

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My comm. exp. Dec. 6, 2016

Name and address for person(s) responsible for taxes:

JOHNNIE PAYNE AND MARION PAYNE
3448 DONNA KAY DRIVE
NASHVILLE, TN 37211

Name and address of property owner:

JOHNNIE PAYNE AND MARION PAYNE
3448 DONNA KAY DRIVE
NASHVILLE, TN 37211

EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 116 ON THE PLAN OF SECTION THREE, ADDITION TO GREENWOOD HILLS, OF RECORD IN BOOK 5200, PAGE 33, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

TAX ID NO.: 13405005300

PROPERTY COMMONLY KNOWN AS: 3448 DONNA KAY DRIVE, NASHVILLE, TN 37211

True Copy Certification

I. Jeff Donnelly, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jeff Donnelly
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me Nicole M. Yonlisky a notary public for this county and state, Jeff Donnelly who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Nicole M Yonlisky
Notary's Signature

My Commission Expires: 5-8-2019
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Nicole M. Yonlisky, Notary Public
Findlay Twp., Allegheny County
My Commission Expires May 8, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES