Davidson County DEEDQC
Recvd: 10/06/16 16:26 4 pgs
Fees:22.00 Taxes:0.00
20161006-0106100

THIS INSTRUMENT PREPARED BY:
Jennifer Soltz
Curphey & Badger PA
25400 US Highway 19 North, Suite 236
Clearwater, Florida 33763

QUIT CLAIM DEED

Return To:

New Owner(S) Address &
Mail Tax Statements To:
V. Michael Payne
5016 Tulip Grove Lane
Hermitage, TN 37076

Property Tax ID#: 086 04 0B 083.00
File #: FNTGI-101333873-145730-CJ

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, V. MICHAEL PAYNE a married man who acquired title as unmarried herein joined by his spouse DEBRA PAYNE, as Grantors, hereby convey all rights, titles and interests that we may have in to V. MICHAEL PAYNE a married man, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 086 04 0B 083.00
Property Address: 5016 Tulip Grove Lane, Hermitage, TN 37076

Prior Deed recorded 12/04/1997 as Book 10709 Page 397, Davidson County Court Clerk's Office.

Witness our hands this the 23 day of September, 2016.

V. MICHAEL PAYNE

DEBRA PAYNE

STATE OF TN. }

COUNTY OF Wilson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, V. MICHAEL PAYNE and DEBRA PAYNE, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 23 day of September, 2016.

Notary Public
My Commission expires: 9-28-2016

We hereby swear or affirm that to the best of our knowledge, information and belief that actual consideration for the transfer is $0.00.

V. MICHAEL PAYNE

DEBRA PAYNE

Subscribed and sworn to before me this the 23 day of September, 2016.

Notary
My Commission expires: 9-28-2016

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 Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EDDIE N. MORTHEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 38, ON THE PLAN OF SECTION THREE, SUNSET OAKS, OF RECORD IN PLAT BOOK 9700, PAGE 198, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PARCEL CONVEYED TO V. MICHAEL PAYNE FROM FRANK BATSON HOMES, INC., BY VIRTUE OF A DEED DATED 12/01/1997, RECORDED 12/04/1997, IN DEED BOOK 10709, PAGE 397, AS INSTRUMENT NO. 0376747 COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Parcel ID: 086 04 0B 083.00

Commonly known as 5016 Tulip Grove Lane, Hermitage, TN 37076
However, by showing this address no additional coverage is provided

BEING THE SAME PROPERTY CONVEYED TO **V. MICHAEL PAYNE** BY DEED RECORDED ON **December 4, 1997** IN BOOK **10709** PAGE **397**.

True Copy Certification

I, Joseph Luis Prado, Jr., do hereby make oath that I am licensed attorney and/or 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.

Signature

Printed Name: Joseph Luis Prado, Jr.

State of California

County of Orange

Personally appeared before me, T. House a notary public for this county and state, Joseph Luis Prado, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-3-19

Notary Seal:

T. HOUSE
Commission # 2096091
Notary Public - California
Los Angeles County
My Comm. Expires Feb 3, 2019